



Apartment One-bedroom (2+kk)

Rented

55 m², Prague 4, Modřany, Generála Šišky





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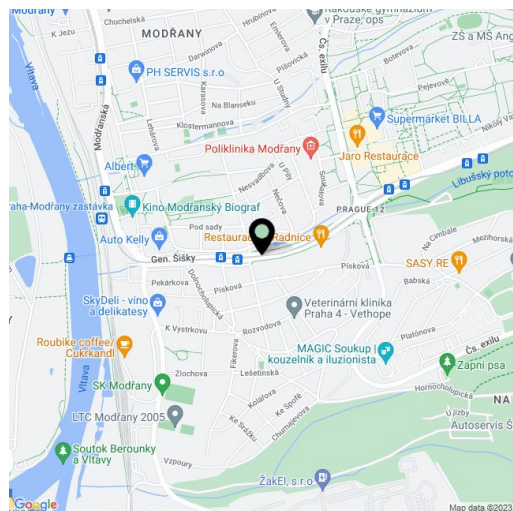
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Total area	63 m²
Floor area*	55 m²
Loggia	8 m²
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges and utilities CZK 4,200/month. Electricity - transferred to the tenant.
PENB	B
Reference number	33350
Available from	Immediately

This modern apartment with an enclosed balcony is on the 3rd floor of the Tulipa Modřany residential project surrounded by greenery and complete with a private park, playground, and 24-hour security. The city center is accessible in minutes by car and public transport (tram/bus) or by train from the nearby Praha-Modřany Railway Station, and the prestigious British Prague School is only 1km away. Modřany and the surrounding area also offer a diverse range of cultural and sports activities – Břežanský Brook valley with the Závist and Šance hills, Zbraslav Chateau, bike and in-line skating tracks, the Aeroklub Točná, and golf courses in Hodkovičky and Zbraslav.

The interior includes a living room with a fully fitted open plan kitchen, a bedroom with access to an enclosed balcony, a bathroom with a bathtub and toilet, a walk-in closet, and an entrance hall.

Laminate floors, tiles, security entry door, dishwasher, built-in wardrobes, **cellar (3 m²)**, **pram storage. One garage parking space** included in the rent.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.