



Apartment One-bedroom (2+kk)

Rented

55 m², Prague 4, Modřany, Generála Šíšky

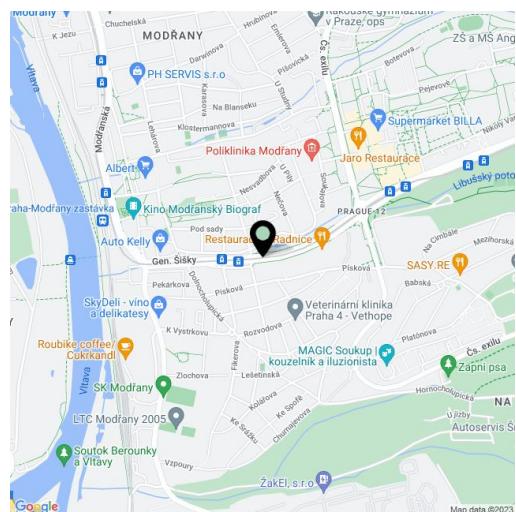




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Total area	63 m ²
Floor area*	55 m ²
Loggia	8 m ²
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges and utilities CZK 4,200/month. Electricity transferred to the tenant.
PENB	B
Reference number	33350
Available from	Immediately



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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.