



## Apartment One-bedroom (2+kk)

Rented

64 m<sup>2</sup>, Prague 4, Modřany, Zlochova



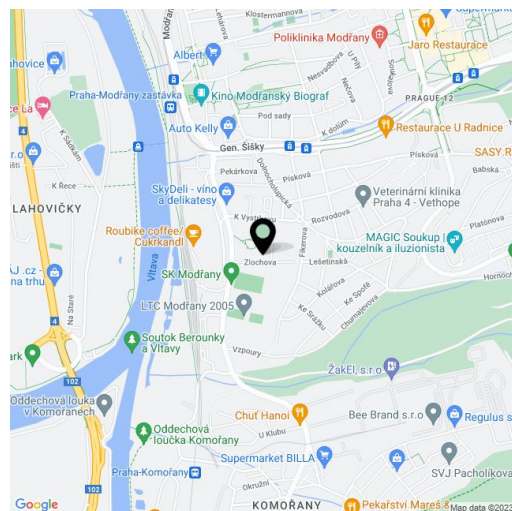


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Total area	73 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, water, and heating bills: approx. CZK 4,500/month. Electricity is billed separately.
PENB	B
Reference number	33733
Available from	Immediately



This apartment with an 8 m<sup>2</sup> terrace and beautiful views of the surrounding greenery and the Vltava River is situated on the 3rd floor of the "Tower" building, part of the recently built gated project Modřanka Residence with underground parking, an elevator, camera system, and a landscaped courtyard garden with a children's playground. Located in a quiet and green residential neighborhood in Prague 4 near the Vltava riverbank and Modřanská Rokle Park, with quick access to the city center, good amenities, and a wide range of sports and leisure opportunities incl. a popular bike path. Conveniently located for the Prague Ring Road and the BISP international school.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, one bedroom, a bathroom with a bathtub and toilet, and an entrance hall. The **terrace** is accessible from both main rooms.

**Heat recovery ventilation system**, laminate floating floors, large-format tiles, security entry door, French windows, central heating, dishwasher, microwave oven, **cellar**, bike/pram storage, chip entry. **A garage parking space is included.**

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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