



## Apartment Three-bedroom (4+1)

Rented

135 m<sup>2</sup>, Prague 4, Modřany, Darwinova





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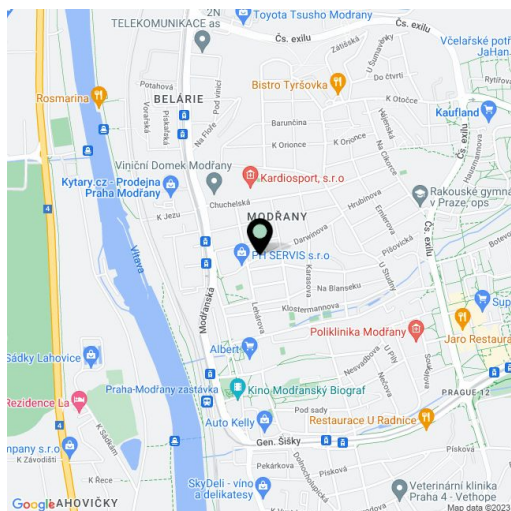
**Rented**135 m<sup>2</sup>, Prague 4, Modřany, Darwinova

Total area	135 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	Yes
PENB	G
Reference number	39030
Available from	Immediately

This is a 3-bedroom apartment with a winter garden, parking and access to a shared garden, on the first floor of a renovated traditional villa in a quiet and green residential neighborhood in Modřany, Prague 4. Situated a few steps from a tram and bus stop, in a location with very good access to the city center and a wide range of amenities and sports facilities in the area. Conveniently located for the English International School of Prague, near the popular Modřanská rokle (Modřany Gully) nature reserve and a bike path.

The interior features a living room, a fully fitted open plan kitchen with access to the **winter garden**, and three bedrooms. There is a corner bathtub, a separate toilet, a storage room, and an entrance hall.

**Solid wood parquet floors**, laminated floor, tiles, central gas heating, dishwasher, induction cooktop, **cellar**, shared garden. No lift. A **parking space** on the plot is included. Monthly deposit for service charges and utilities: CZK 5,500.



\* 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.