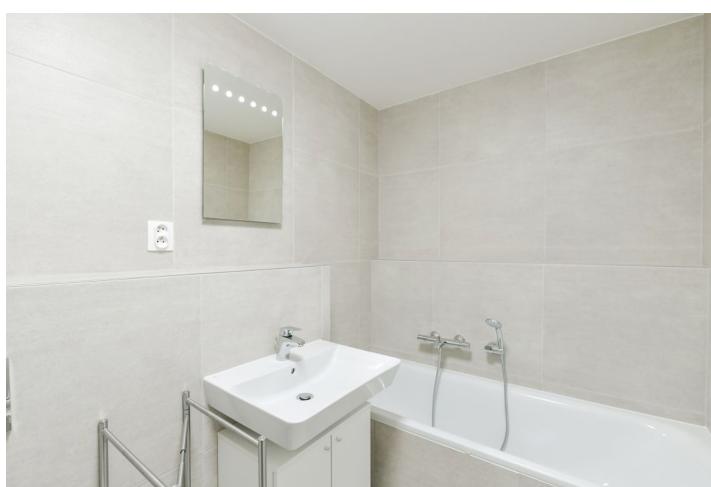




## Apartment One-bedroom (2+kk)

Rented

53 m<sup>2</sup>, Prague 4, Modřany, Vorařská



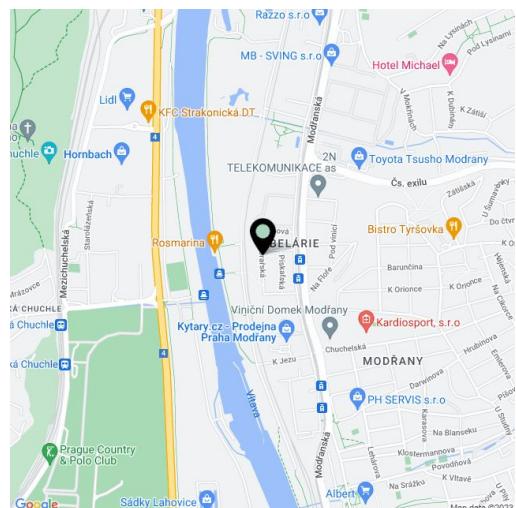


## Apartment One-bedroom (2+kk)

Rented

53 m<sup>2</sup>, Prague 4, Modřany, Vorařská

Total area	62 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking at CZK 1,500/month.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, heating and water: CZK 4,610. Electricity is billed separately.
PENB	G
Reference number	44167
Available from	Immediately



\* 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.

**This brand new 1-bedroom apartment with a large balcony is on the second floor of a new residential building in a quiet area of Prague 4 with good connections to the city center. The location is being gradually revitalized and transformed into a modern district with complete amenities and services. In the immediate vicinity is a freestyle park, a rope center, a bike path (25 minutes to the city center), and a healthcare clinic. A tram stop with frequent connections to the center is only a few minutes' walk from the building.**

The interior features a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom including a bathtub and toilet, and an entrance hall with a built-in wardrobe and storage. Facing the courtyard with a playground, the **balcony** is accessible from the living room and the bedroom.

**Heat recovery ventilation system, hardwood floors, tiles, security entry door, automatic exterior blinds, washing machine, cellar, pram/bike storage in the building, elevator. A garage parking space is available at CZK 1,500/month. Electricity is billed separately.**