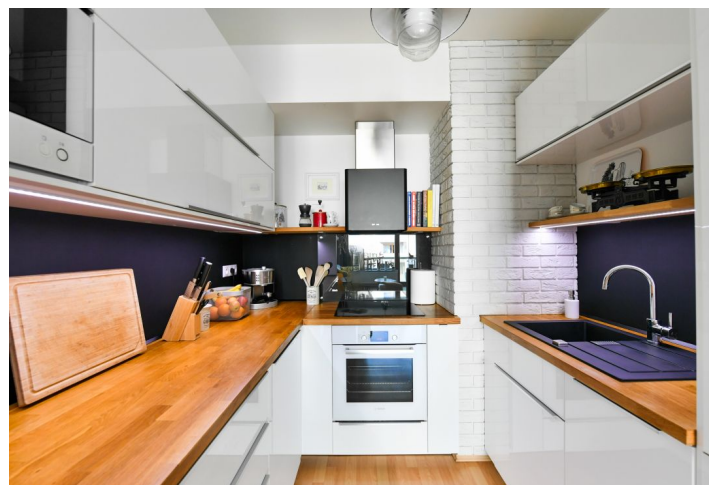




Apartment One-bedroom (2+kk)

Sold

55.93 m², Prague 4, Modřany, Soukalova





Apartment One-bedroom (2+kk)

Sold

55.93 m², Prague 4, Modřany, Soukalova

Total area	62 m²
Floor area*	56 m²
Balcony	6 m²
Parking	400 000 CZK
Garage	Yes
Cellar	Yes
Service price	2 860 CZK monthly
PENB	B
Reference number	43526

This modern apartment with a balcony is situated on the 3rd floor of a energy-efficient building with an elevator that is part of a residential complex with a playground in the courtyard. The building, surrounded by greenery, is located in a quiet part of Prague 4 in Modřany. All civic amenities are on site, and the city center is accessible in minutes by car or public transport. Rented until May 1st, 2023.

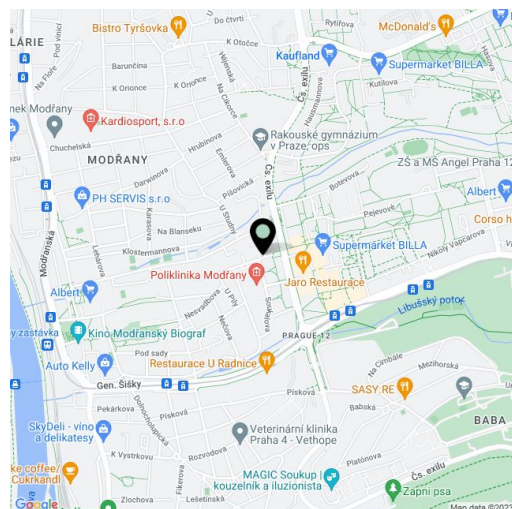
The interior features a living room with a fully fitted open plan kitchen, dining area, and **balcony** facing the courtyard, a bedroom, and a bathroom including a bathtub with a shower screen. There is a separate toilet, a storage room, and an entrance hall.

The facilities include built-in furniture, **wooden windows** with double-glazing, laminate floors, tiles, and security cameras. Central heating. The purchase price includes a **garage space and a cellar**, both conveniently accessible by elevator. Residents can use the shared **pram/bike room**. **The security of the residents** of the project will be ensured by **access cards, chips, and a camera system in the garages**. The buildings are designed as **energy-efficient with a B level certificate**.

A few steps from the complex is a supermarket, a post office, and a health center, as well as restaurants and cafes. There are several kindergartens and elementary schools in the vicinity. A direct connection to the city center is ensured by trams (from a nearby stop) and trains from the nearby railway station; you can also use several bus connections to get to the metro station or around the neighborhood. Relaxation and sports activities are offered by the vast **Modřanská Rokle Park with a nature trail**, the **Hodkovičky golf club**, the **Točná Aeroclub**, and a several-kilometer bike path/inline track along the **Vltava River**.

Floor area 55.93 m², balcony 6.23 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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.