



🏠 94 m² 📄 Československého exilu, Praha 12 - Modřany 📅 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N5642	Price	Leased
Address	Československého exilu, Praha 12 - Modřany	Type	Apartments
Disposition	3 + kitchenette	Usable area	94 m²
Offer status	Leased	Built up area	2 094 m²
Floor area	86 m²	Energy performance of the building	G - Extremely uneconomical
Floor	5th floor	Device	No
Parking	1	Garage	Yes
Balcony	8 m²	Cellar	Yes
Lift	Yes	Year of construction	2020

About real estate

We offer the rent of a brand new and unfurnished 3+kt apartment with a living area of 86 sqm in the residential project called U Dubu III, near the Modřanská rokle natural monument. The apartment is located on the 6th floor of a new building with an elevator and is completely oriented to a quiet courtyard. It includes a balcony of 8 sqm, a spacious cellar (7 sqm) and a garage, which is included in the price.

The layout includes an entrance hall, two bedrooms, a living room with a kitchenette, a bathroom with a bathtub and a separate toilet. The kitchen is equipped with all appliances - hob, hood, convection oven, dishwasher, refrigerator with freezer. From the living room there is access to a balcony with nice views of the surroundings. Security door, quality vinyl floor and ceramic tiles in the bathroom.

Full civic amenities nearby - shops, restaurants, clinic, schools and kindergartens. Right next to the house there is a public transport stop with a direct connection to the center or to metro B (Smíchovské nádraží) and C (Kačerov). Excellent accessibility by car (2.5 km Prague Circuit, 3 km South Connecting Road, 3 km highway D4). Perfect area for various sports - in-line and bike path along the Vltava river, Modřany Gorge.

Available immediately.