



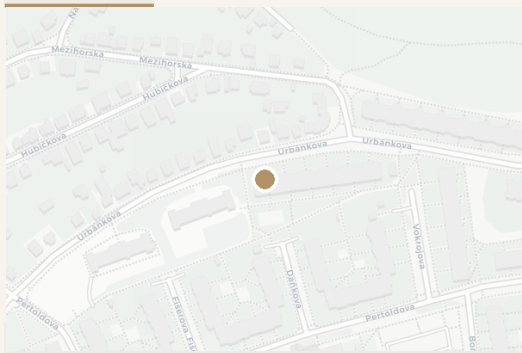
## Property details

|                    |                           |
|--------------------|---------------------------|
| Usable area        | 41 m <sup>2</sup>         |
| Parking            | No                        |
| Cellar             | No                        |
| Floor of placement | 2. NP                     |
| Building condition | Very good                 |
| Furnished          | Yes                       |
| Ownership          | Personal                  |
| PENB               | G - Extremely inefficient |
| Category           | Rent – Apartments – 2+kk  |
| Housing costs      | 3.500 Kč + elektřina Kč   |
| Available from     | 1. 5. 2024                |
| ID                 | 01099                     |

## Contact

|        |                        |
|--------|------------------------|
| Broker | Marco Morsut           |
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## Location



## Description

I offer a long-term lease of a 2+kk apartment with an area of 41.1 m<sup>2</sup> in a pleasant and quiet location in Prague's Modřany.

The apartment is located on the 2nd floor of a well-maintained block of flats with an elevator. It consists of an entrance hall with built-in storage spaces (for coats, jackets, shoes, accessories), a bathroom with a bathtub, a toilet and a washer and dryer, a living room with a kitchenette, a pantry and a separate bedroom with a built-in wardrobe.

It is offered including all equipment in the form of storage spaces (wardrobes, shelves, cabinets, drawers), sofa bed with coffee table, armchair, TV table with TV, dining table with four chairs and including kitchen equipment (dishwasher, fridge with freezer, hob, hood, microwave/oven).

Windows with internal blinds and valances including curtains and drapes.

Monthly costs amount to CZK 2,900 including household and liability insurance.

Monthly advance for electricity energy is estimated at 1,000 - 1,300 CZK. Electrical supplier energy is Innogy. The electricity is transferred to the tenant and we will arrange the transfer completely for you.

Refundable deposit: CZK 30,000 (If interested, can be divided into two payments).

A very pleasant and developing location in the immediate vicinity of Modřanská Rokle. All amenities in the vicinity of Modřany Polyclinic.

Available to move in from 1/5/2024. I warmly recommend.