



## 23,500 CZK/per month

+ 5000 CZK house charges + 1500 parking + energies, security deposit 30000 CZK

### Apartment with large terrace for rent: Praha 4 - Modřany, Kramperova

Kramperova, Praha 12

registration number	<b>24021</b>
type of contract	<b>rent</b>
area	<b>70 sqm</b>
terrace	<b>no</b>
available from	<b>01.01.2025</b>

property type	<b>flat</b>
disposition	<b>2+kk</b>
floor	<b>ground floor</b>
PENB energy label	<b>G</b>

We offer for rent a luxuriously furnished one bedroom apartment in a new building in the MODŘANSKÁ ROKLE II project in Prague 4 - Modřany. The apartment with a floor area of 65 sqm is located on the ground floor of an apartment building and includes a spacious terrace of 39 sqm equipped with garden furniture. The fully furnished apartment offers an entrance hall with a built-in mirrored wardrobe, a kitchen with built-in appliances open to the living room with a sofa bed with storage space, a bedroom equipped with a bed with quality mattresses and storage space, and a bathroom with a bathtub and a washing machine. Exclusive wallpapers on the walls, designer lighting fixtures, large French windows, designer ceramics and tiles, electrically controlled blinds in the windows to prevent heat, for shading and also as security protection, security system. The apartment includes a spacious cellar of 7 sqm and a parking space in the basement for an extra 1500 CZK/month. The apartment is located 1 min from the bus and tram stop, the journey to the center is approximately 20 min. Next to the house is the ALBERT supermarket and 3 min from the house is the Modřanská rokle nature reserve. Available to move in from January 1. 2025, viewings on request.