



63 m<sup>2</sup> Modrého, Praha 9 - Vysočany Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

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Order number	<b>N4851</b>	Price	<b>Leased</b>
Address	<b>Modrého, Praha 9 - Vysočany</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>63 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Built up area	<b>894 m<sup>2</sup></b>
Floor area	<b>55 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>4th floor</b>	Device	<b>Yes</b>
Parking	<b>1</b>	Garage	<b>Yes</b>
Balcony	<b>8 m<sup>2</sup></b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>	Year of construction	<b>2016</b>

## About real estate

We offer to rent a beautiful and completely furnished 2+kt apartment with a living space of 55 sqm in a residential new building called Nad Rokytkou. The apartment is situated on the 4th floor of a residential project with an elevator, including a spacious terrace (8.5 sqm) and a garage, which is included in the price.

Layout includes entrance hall, living room with kitchenette, dining table and sofa, bedroom, bathroom with tub and toilet, another toilet is separated. The kitchen is equipped with all appliances - induction hob, extractor hood, hot-air oven, dishwasher, fridge, microwave oven. The living room has an entrance to the balcony. Floating floor and tiles, storage, security doors, TV, internet. There is also a cellar, parking in underground garages.

The apartment is part of the fourth stage of the residential area of Nad Rokytkou II Garden. It offers full civic amenities and excellent transport accessibility. Tram stop U Elektry, in the vicinity of 3 metro stations B - Českomoravská, Hloubětín and Kolbenova. Close to the Fénix Shopping Gallery, the Harfa Gallery and the Černý Most Center. Possibility of cultural and sporting activities. A cycle path is right next to the house, and there is a fitness trail in the beautiful countryside along the Rokytka River. A planned revitalization will take place near the project, with the construction of a city park, a pond and a walking trail to the subway.

Available immediately.