



94 m<sup>2</sup> Československého exilu, Praha 12 - Modřany Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N5642</b>	Price	<b>Leased</b>
Address	<b>Československého exilu, Praha 12 - Modřany</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>94 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Built up area	<b>2 094 m<sup>2</sup></b>
Floor area	<b>86 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>5th floor</b>	Device	<b>No</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>2020</b>

## 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.