



Apartment One bedroom

56 m² Praha 4, Kolmanova

Reserved



Layout One bedroom	Area 56 m²	Land 28 m²	Terrace 10 m²	Parking 1x basement
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Introducing an elegantly furnished, spacious, and bright 1 bedroom apartment with a floor area of 60 sq.m.. The unit is located on the first floor of the newly completed Cukrovar Modřany development project on Kolmanova street, Prague 4. It features its own terrace, a front garden (28 sq.m.), a garage parking space, and a cellar.

At first glance, the spacious west-facing living room with a kitchenette equipped with appliances and access to the terrace with the front garden captures attention. The bedroom is also oriented towards the same side. Additionally, the apartment offers a spacious bathroom with a bathtub, a pantry, an entrance hall, and an extra toilet.

The unit is furnished and offers plenty of storage space thanks to built-in wardrobes and a pantry. Practical external electric blinds also provide not only security but also pleasant temperature regulation including complete blackout.

An advantage is also the smart home system by Somfy, representing a modern automation system that facilitates household management through centralized control of various devices.

Price	1 100 €
Floor area	56 m ²
Land	28 m ²
Terrace	10 m ²
Cellar	4 m ²
Floor	1
Elevator	Ano
Parking	1x basement
Building energy rating	A

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The apartment includes a cellar and garage parking. Heating is provided by a central gas boiler in the house.

Monthly advance payments for services are 2 700 CZK per person, plus electricity, which is transferred to the tenant.

In the complex, tenants have access to a quiet courtyard with greenery, seating, and a children's playground. Residents can use cycling paths and walking trails along the Vltava River for an active lifestyle. Public transport accessibility from Cukrovar Modřany is ensured by several bus lines, providing connections to various parts of Prague. All community amenities are nearby.

VÁŠ MAKLÉR



Linda Svobodová

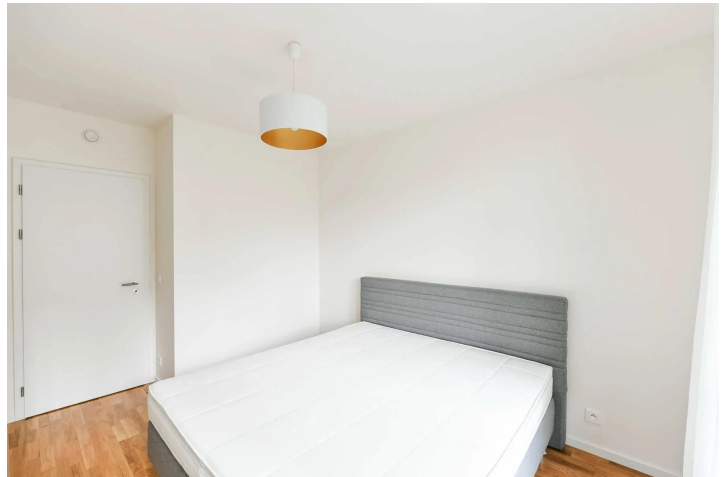
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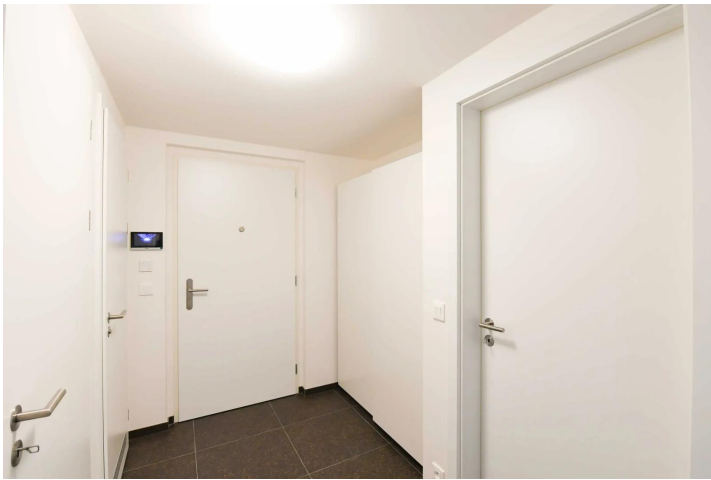
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