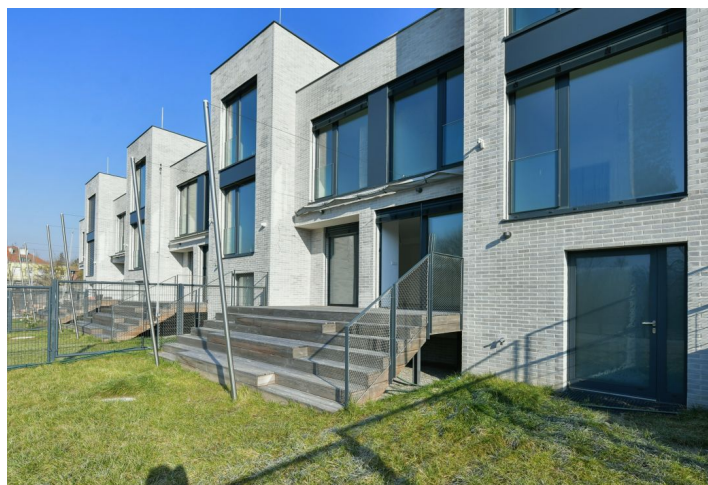




House Four-bedroom (5+kk)

Rented

280 m², Prague 4, Braník, Skálové





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280 m², Prague 4, Braník, Skálové

Usable area	280 m²
Plot	434 m²
Foot print	135 m²
Garden	299 m²
Floor area	263 m²
Terrace	17 m²
Parking	Garage for 2 cars and 1 parking space on the plot.
Garage	Yes
Cellar	-
Service price	Service charges approx. CZK 3,500/month. Gas and electricity - transferred to the tenant.
PENB	B
Reference number	101090
Available from	01.04.2026

This newly built 4-bedroom 3-bathroom three story townhouse for rent with a garage and a garden is in the popular Braník district with an authentic atmosphere, a complete infrastructure, and plenty of greenery. Located in the "old Braník" neighborhood with rich amenities within walking distance, plus several sports facilities incl. football and baseball fields, volleyball and tennis courts, and bike paths nearby. Transportation connections are provided by buses (to the Smíchovské nádraží and Budějovická metro stations) and a tram stop is a few minutes away. You can easily drive to the Barrandovský Bridge.

The ground floor includes a living room with a fully fitted open plan kitchen and access to the **terrace / garden**, a toilet, and an entrance hall with built-in wardrobes. On the mezzanine floor, there is a bedroom, a bathroom with a shower and toilet, and a walk-through fitted **walk-in closet**. The first floor features 2 bedrooms (both with access to the **balcony**), a fitted **walk-in closet**, a bathroom with a bathtub, and a separate toilet. On the second floor there is a 4th bedroom / spacious study with access to the **balcony**, and a bathroom with a shower and a toilet. The basement floor offers two large storage rooms, a boiler room, a toilet, and garage access.

High-quality finishes, **heat recovery ventilation**, **smart home system**, **hardwood floors**, tiles, underfloor heating throughout, security entry door, automatic exterior blinds, automatically controlled awning on the terrace, gas boiler, Bosch kitchen appliances, dishwasher, induction cooktop, microwave oven, alarm. A **garage for two cars** and a **parking space on the plot** are available. Available approx. from March 20th, 2023.

