



## House Four-bedroom (5+kk)

Rented

217 m<sup>2</sup>, Prague 4, Braník, Skálové





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Plot	277 m <sup>2</sup>
Foot print	107 m <sup>2</sup>
Garden	170 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Service charges and water CZK 3,000/month. Gas and electricity - transferred to the tenant.
PENB	C
Reference number	100680
Available from	01.01.2025

This recently built 4-bedroom 2-bathroom three-story townhouse with a spacious 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 by car.

The ground floor includes a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a guest bedroom also with access to the garden, a toilet with a bidet shower, and an entrance hall with built-in wardrobes. The upper floor features a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet, bidet shower), two bedrooms, and a family bathroom (bathtub, toilet). The basement floor offers a laundry room, a boiler/storage room, and garage access.

**High-quality finishes, heat recovery ventilation, smart home system, hardwood floors, tiles, security entry door, automatic exterior blinds, gas boiler, AEG kitchen appliances, dishwasher, induction cooktop, microwave oven, alarm. A double garage (32.3 m<sup>2</sup>) is available. Available from January 2025, or earlier upon agreement.**

