



## Apartment Two-bedroom (3+kk)

Rented

88 m<sup>2</sup>, Praha 4, Podolí, Brabcova





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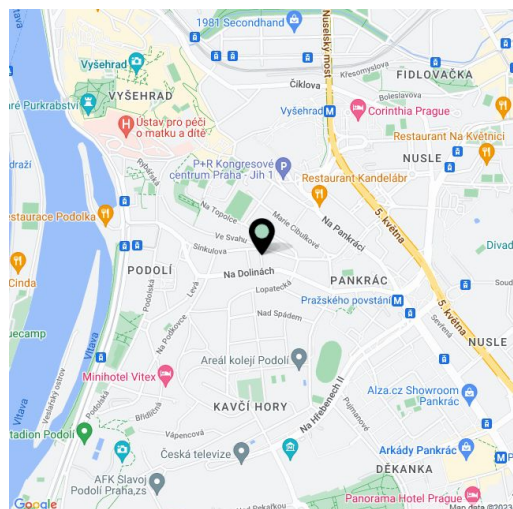
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Total area	98 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, water and heating approx. CZK 9,700. Electricity is billed separately.
Reference number	100782
Available from	Immediately

Benefiting from 2 enclosed balconies, this is a 2-bedroom apartment on the 4th floor of a modern building, part of a residential complex awarded the Grand Prix of Architects in 2003. Located in Podolí, Prague 4, a 7 minute walk from Pražského povstání metro station, and within walking distance of the Vyšehrad Castle. Building amenities include a 24/7 reception, security, camera surveillance system, underground garage parking and a private landscaped park with a children's playground in the courtyard. The sought-after Podolí district offers plenty of greenery and excellent transport accessibility, there is a bus stop nearby with links to the Pankrác metro station. Within walking distance are, among others, playgrounds, a football club, and a sports complex. A popular bike trail along the Vltava River is close-by, as well as a swimming pool and the Žluté lázně spa. The Hodkovičky Golf Resort is only a few minutes' drive away.

The interior features a living room with a fully fitted open plan kitchen, a dining area and access to an **enclosed balcony**, 2 bedrooms with access to a shared **enclosed balcony**, a bathroom (bathtub with a shower screen, bidet, toilet), a large fitted **walk-in closet** with utility area, an additional guest toilet, and an entrance hall.

**Air-conditioning** in the master bedroom, laminated floors, tiles, security entry door, large built-in wardrobe in the master bedroom, automatic exterior blinds in the bedroom, interior blinds, dishwasher, microwave oven, alarm, and **cellar**. A **garage parking** space is available at CZK 2,000 monthly.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.