



## Apartment Two-bedroom (3+1)

Rented

129 m<sup>2</sup>, Prague 4, Braník, U Nás





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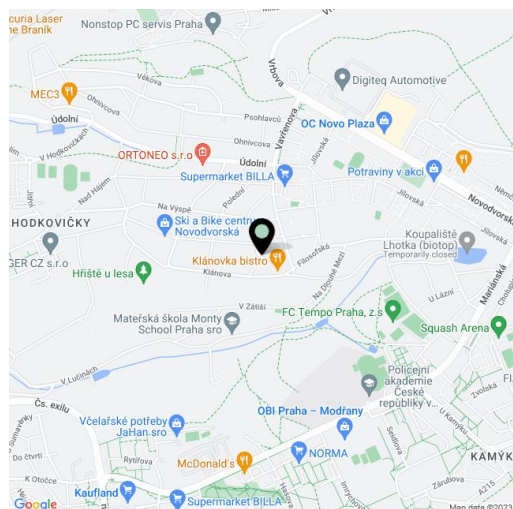
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Total area	158 m <sup>2</sup>
Floor area*	129 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	20793
Available from	Immediately

This spacious 2-bedroom 2-bathroom split-level apartment with a 29 m<sup>2</sup> terrace and access to the garden is situated on the ground floor of a modern semidetached house with no lift. Located in a quiet residential area of Braník, in close vicinity of the local forest, near a bus stop (12 minutes by bus to Kačerov metro station, line C) and a short drive to the Prague British School.

Ground floor: one bedroom / study, shower bathroom with a toilet, utility room, **garden access**. First floor: large living room with a **fireplace**, a fully fitted open kitchen and **terrace** and garden access, one bedroom facing the garden, en-suite shower bathroom, toilet, storage room.

Wooden floating floors, tiles, French windows, blinds, gas boiler, alarm, PC network, Internet and satellite connection. A **garage parking** space is included, easy parking on the street. Service charges, water and heating: CZK 5000 per month. Electricity will be transferred to the tenant.



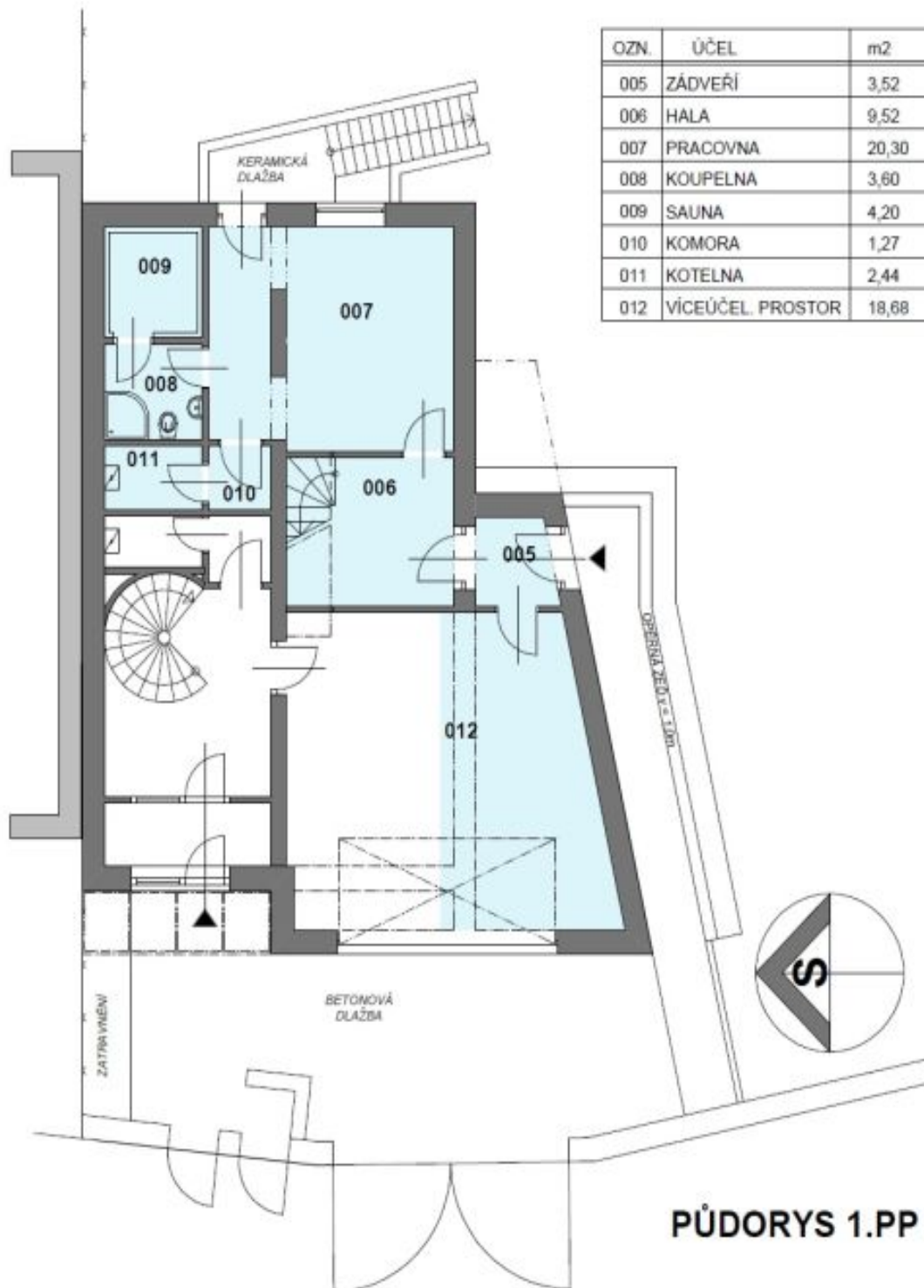
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## BYT č. 3



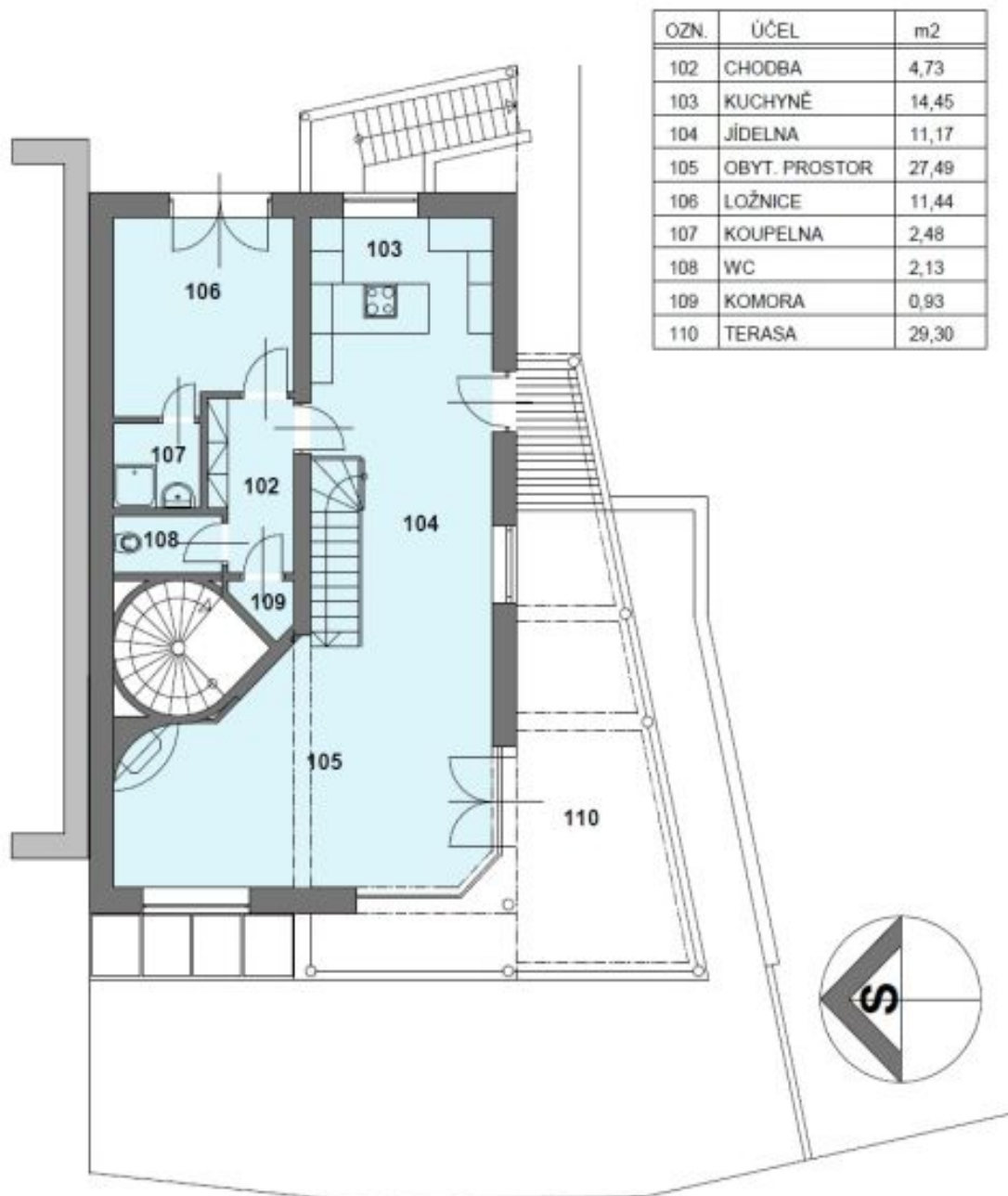


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### BYT č. 3



### PŮDORYS 1.NP