



## Apartment Two-bedroom (3+kk)

Rented

61 m<sup>2</sup>, Praha 4, Braník, Stará cesta





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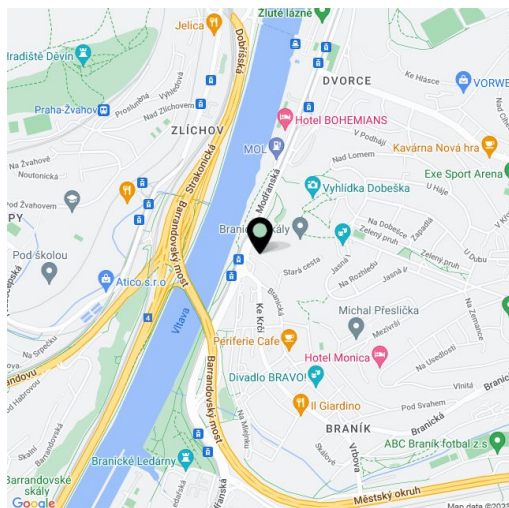
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|                  |  |
|------------------|--|
| Total area       | 66 m <sup>2</sup>                          |
| Floor area*      | 61 m <sup>2</sup>                          |
| Balcony          | 5 m <sup>2</sup>                           |
| Parking          | On-site garage parking at CZK 1,400/month. |
| Garage           | Yes  |
| Cellar           | Yes  |
| PENB             | G  |
| Reference number | 21694                                      |
| Available from   | Immediately                                |

Modern 2-bedroom flat with a balcony, situated on the second floor in a residential project with underground parking. Located in a quiet street with the unique atmosphere of old Braník neighborhood, offering comfortable living moments from the Vltava river and surrounded by greenery. Very good access to the city center (trams, buses), shopping and amenities. Good sports and leisure opportunities - parks with mature greenery, golf course, sports ground and swimming pool in Podolí, in-line and bike path along the river.

The interior includes two bedrooms, living room with a fully fitted open kitchen and balcony facing the green courtyard, bathroom with tub, a separate toilet, and a spacious entry hall.

Laminated floors, security entry door, French windows, blinds, gas boiler, Whirlpool kitchen appliances incl. dishwasher, audio entry phone, 4.8 m<sup>2</sup> cellar. On-site underground garage parking available at CZK 1,400/space/month. Common building charges and water CZK 2,580/month. Gas and electricity are billed separately (transfer 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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