



## Apartment Two-bedroom (3+kk)

Rented

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





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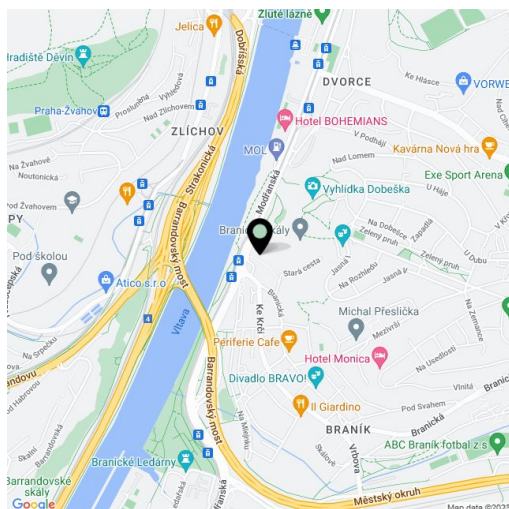
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Total area	152 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21695
Available from	Immediately

Boasting a 60 m<sup>2</sup> south terrace, this brand new 2-bedroom 2-bathroom split-level flat is situated on the second floor in a new 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 lower level includes one bedroom, shower bathroom with toilet and entry hall. The upper floor features a spacious living room with a fully fitted open kitchen, one bedroom, bathroom with tub and toilet, and terrace providing views of the Branická Rocks, accessible from the living room and bathroom.

Laminated floors, security entry door, French windows, blinds, gas boiler, Whirlpool kitchen appliances incl. dishwasher, audio entry phone, cellar. On-site underground garage parking available at CZK 2400/space/month. Common building charges and water CZK 1887/month. Gas and electricity are billed separately (transfer to the tenant). Flat: 92 m<sup>2</sup>. Terrace: 60 m<sup>2</sup>.



\* 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.