



## Apartment Studio (1+kk)

24 m<sup>2</sup>, Prague 4, Braník, Stará cesta

Rented





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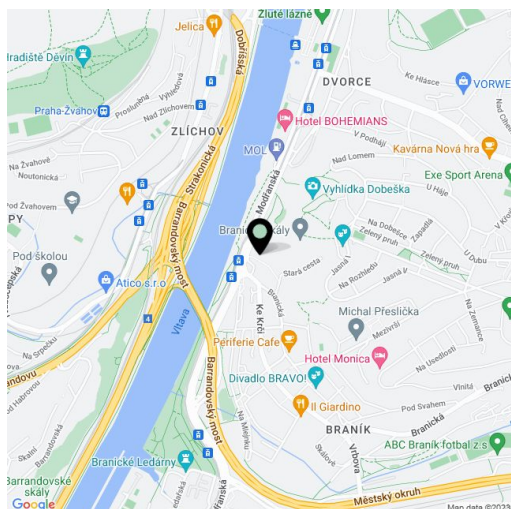
Rented

Total area	39 m <sup>2</sup>
Floor area*	24 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	On-site garage parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22175
Available from	Immediately

Brand new studio with a south 15 m<sup>2</sup> terrace / garden, situated on the ground 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 studio includes one room with a fitted open kitchen and access to the terrace, shower bathroom with toilet, and an entry hall with space for a built-in wardrobe.

Laminated floors, security entry door, French windows, gas boiler, fridge, audio entry phone, cellar. On-site underground garage parking available at CZK 2400/space/month. Common building charges and water CZK 764/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.