



## Apartment Three-bedroom (4+kk)

Rented

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





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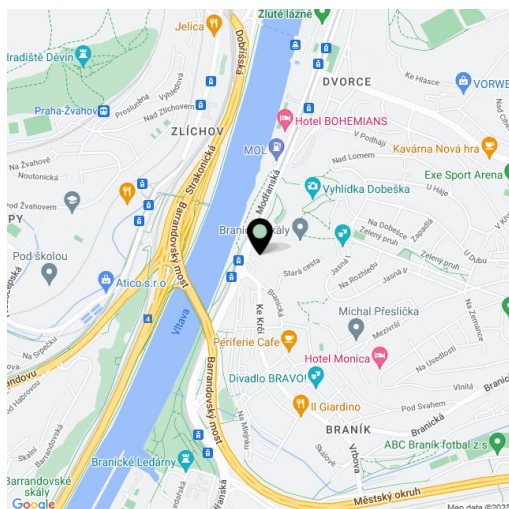
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Total area	94 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23074
Available from	Immediately

Benefiting from a south-facing balcony, this 2-bedroom split-level flat is 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 lower level includes a living room with fully equipped kitchen corner, bedroom and a separate toilet. Upstairs there are another 2 bedrooms with en-suite bathroom with window, bathtub and toilet.

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 2809/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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