



## Apartment Two-bedroom (3+kk)

Rented

79 m<sup>2</sup>, Praha-západ, Dolní Břežany, náměstí Na Sádkách





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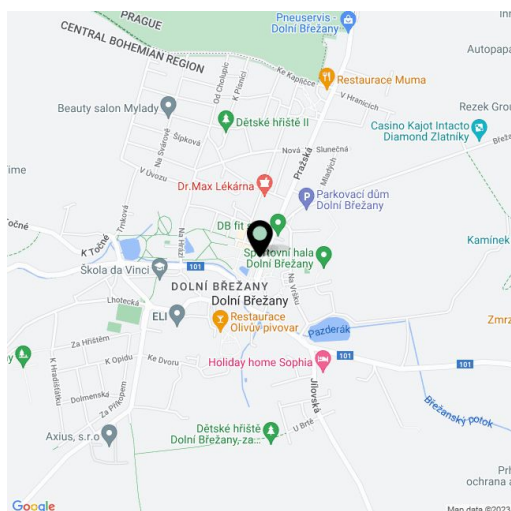
**Rented**79 m<sup>2</sup>, Praha-západ, Dolní Břežany, náměstí Na Sádkách

Total area	93 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	24972
Available from	Immediately

Boasting beautiful views of the adjacent pond, the local Castle and green surroundings, this 2-bedroom flat with a 14 m<sup>2</sup> terrace is on the second floor of a modern building with lift and underground parking. Located in a quiet Dolní Břežany residential area with very good amenities, lots of greenery, ponds, children's and sports facilities, and the ELI Research Center. Popular and dynamically developing community within quick reach of Prague, bus connections to metro nearby. Kindergartens, schools, post office, shopping, quality restaurants, parks incl. a skate park and playgrounds, indoor swimming pool and more.

The interior features living room with a fully fitted open kitchen and a southwest terrace facing the pond, two separate bedrooms with French windows overlooking the square, bathroom with bathtub and toilet, guest toilet, and entrance hall.

Solid wood parquet floors, tiles, built-in wardrobes, blinds, dishwasher, microwave oven, 8 m<sup>2</sup> cellar. One garage space included. Deposit for common building charges, water and heating around CZK 4000 per month. Electricity is billed separately. Interior 79 m<sup>2</sup>, terrace 14 m<sup>2</sup>.



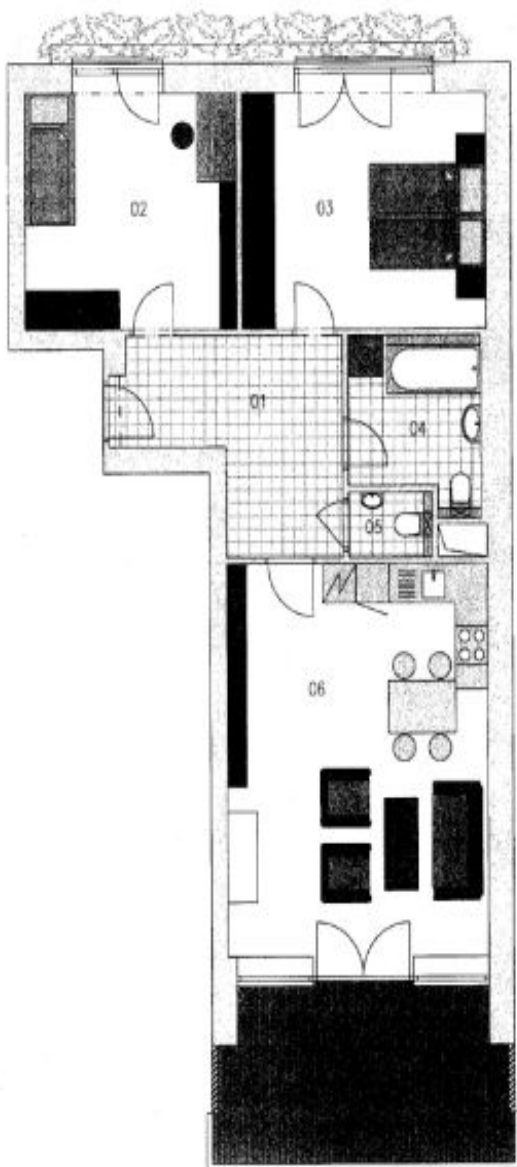
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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### BYT 2.3.1 3 + kk

01	PŘEDSÍK	10,53
02	POMÍČ	14,15
03	LOŽNICE	16,59
04	KOUPELNA	5,80
05	WC	1,50
06	OBÝVACÍ POKOJ + KK	28,75
PLOCHA POD PŘÍČKAMI		1,91
<b>OBYTNÁ PLOCHA BYTU</b>		<b>79,24</b>
BALKÓN		0,00
TERASA		13,85
TRNIVÁ ZAHŘADA		0,00
ZAHŘADA		0,00
<b>CELKOVÁ UŽITNÁ PLOCHA</b>		<b>93,09</b>

### OBJEKT 2 3. NP



### CELKOVÁ SITUACE

