



## Apartment Four-bedroom (5+kk)

Rented

192 m<sup>2</sup>, Prague 4, Podolí, Nad Spádem





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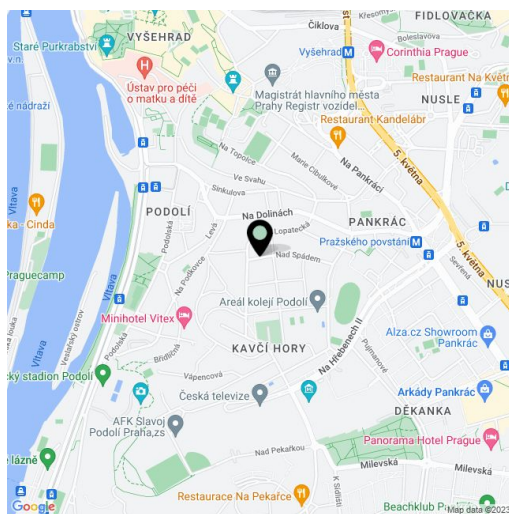
192 m<sup>2</sup>, Prague 4, Podolí, Nad Spádem

Total area	194 m <sup>2</sup>
Floor area*	192 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Garden	311 m <sup>2</sup>
Parking	Garage parking included.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges and water CZK 3,000/month. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	26659
Available from	Immediately

Benefiting from a tranquil green residential location, this partly furnished reconstructed 4-bedroom 2-bathroom split-level attic apartment with a balcony, garden (311 sq. m.), and parking is situated on the second floor of a 1920s villa. Located in Podolí, Prague 4, within walking distance of the Vltava riverbank and Pražského povstání metro station (line C, five min.). Quick access to the city center, full amenities nearby, regular bus connections, in close vicinity of the Podolí swimming pool and Vyšehrad Castle.

The lower level includes a 60 sq. m. living room with a dining area, a fully integrated kitchen and access to the balcony, one bedroom, a small study, a bathroom (massage shower, toilet with a bidet shower), a fitted walk-in closet with a utility area, and a huge entrance hall. The fully air-conditioned upper floor offers a gallery, three separate bedrooms, and a second bathroom (bathtub, toilet). Tenants are welcome to use part of the garden with a garden house.

Teak and oak floors, carpets, tiles, lit wooden stairs, built-in storage, French windows, blinds, washer, dryer, dishwasher, wine cooler, microwave oven, TV, cellar. No elevator. Garage (30 sq. m.) and 15 sq. m. of storage available in the next door villa.



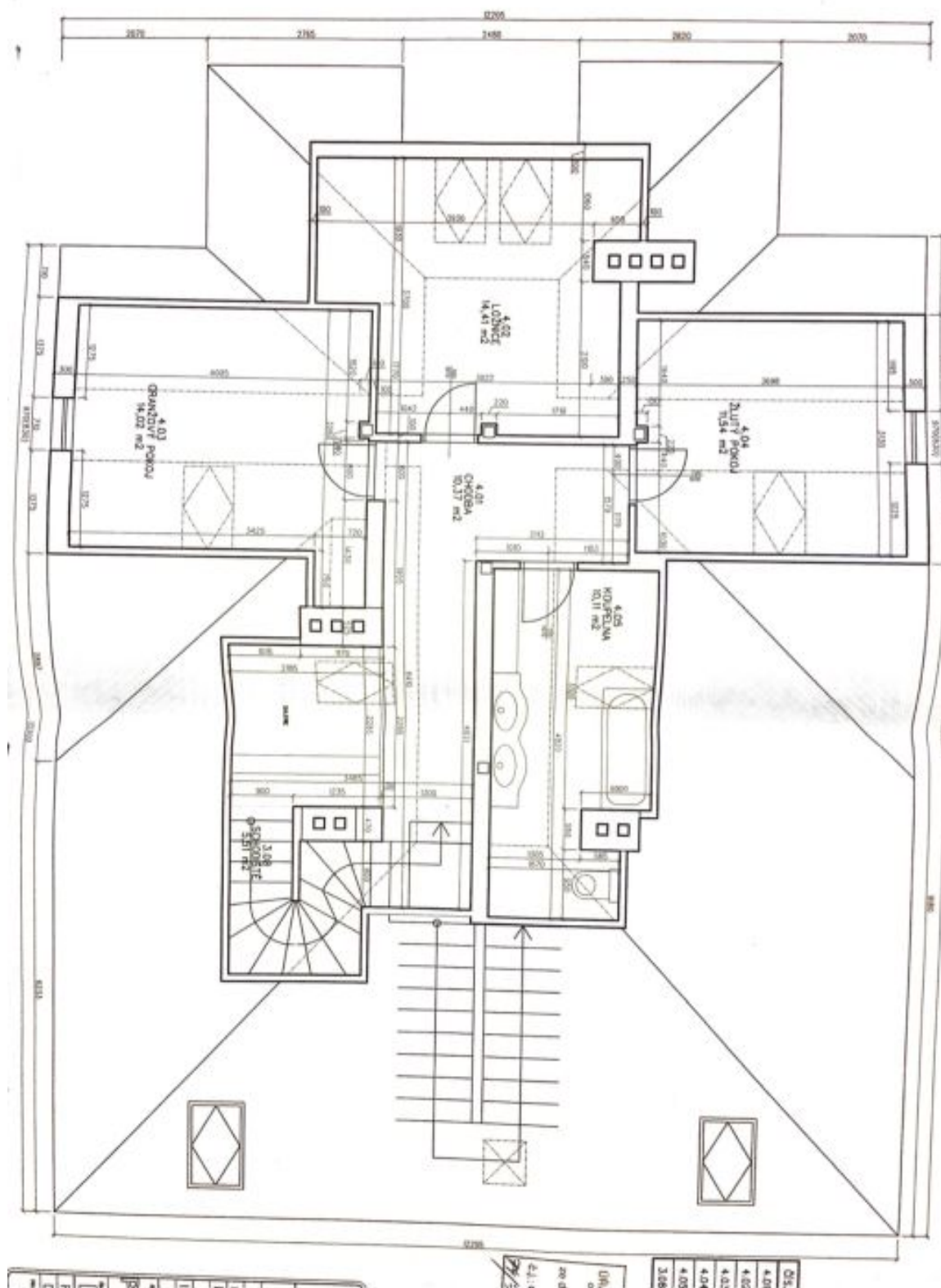
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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