



## Apartment Three-bedroom (4+kk)

Rented

149 m<sup>2</sup>, Praha 4, Podolí, Nad Cihelnou





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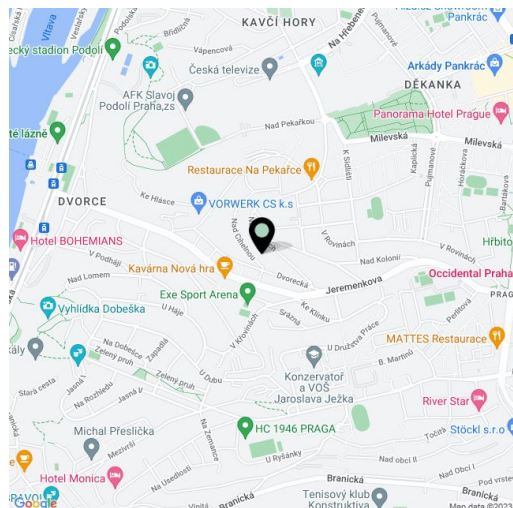
**Rented**149 m<sup>2</sup>, Praha 4, Podolí, Nad Cihelnou

Total area	155 m <sup>2</sup>
Floor area*	149 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	2 parking spaces at CZK 2500 /1 space/per month.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28773
Available from	Immediately

Benefiting from an enclosed balcony, this brand new air-conditioned 3-bedroom 2-bathroom flat is on the top fourth floor of the newly built WhiteGray Residence. Located in a quiet residential area of Podolí, in close vicinity of the Vltava riverbank, Kavčí Hory Park and the Arkády Pankrác shopping mall. Great connection to the city center, a few bus stops to Budějovická metro station (bus stop steps from the building). Within easy reach of numerous sports facilities incl. the Podolí and Žluté lázně swimming pools, bike and in-line trails and Hamr sports center.

The interior features a comfortable living room with a fully integrated kitchen and dining area, master bedroom with an en-suite bathroom (walk-in shower, toilet), two more bedrooms, family bathroom (bath, toilet), a guest toilet, three walk-in closets, laundry room, and entrance hall. The enclosed balcony is accessible from the living room and master bedroom.

**Wooden floors**, tiles, security entry door, French windows, floor heating (central), dishwasher, microwave oven, alarm, video entry phone, **cellar**. Two on-site **garage parking** spaces CZK 2500 per 1 space per month.. Common building charges, water and heating CZK 3472 per month. Electricity is billed separately.



\* 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.