



## Apartment Two-bedroom (3+kk)

Rented

100 m<sup>2</sup>, Prague 4, Braník, Branická





## Apartment Two-bedroom (3+kk)

Rented

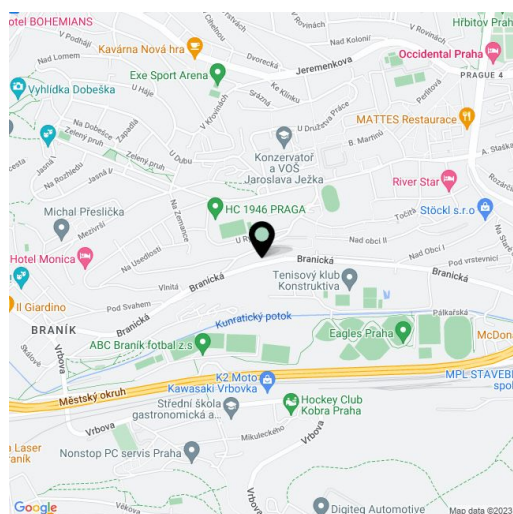
100 m<sup>2</sup>, Prague 4, Braník, Branická

Total area	100 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	29084
Available from	Immediately

This fully newly renovated, partly furnished 2-bedroom split-level attic flat is on the third floor in a residential villa located in a quiet Prague 4 neighborhood with bus and tram connections to metro and city center (nearest metro Budějovická station, line C). Located close to the Vltava riverbank, the natural sight of Braník Rocks and the popular cycle path along the river.

The lower level includes a spacious living room with a fully fitted open kitchen and a large storage room, one bedroom, bathroom with bathtub and toilet, and a spacious entrance hall. The upper level features an open attic gallery that can be used as a bedroom, study or playroom, with lots of slanted walls and beautiful views of the surrounding greenery.

**Hardwood floors** and ceilings, large windows, blinds, **heat pump**, instant flow water heater, no lift. Service charges and water CZK 450/person/month. Electricity bills approx. CZK 2000 per month.



\* 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.