



## Apartment Three-bedroom (4+kk)

Rented

120 m<sup>2</sup>, Prague 4, Braník, Na Zemance





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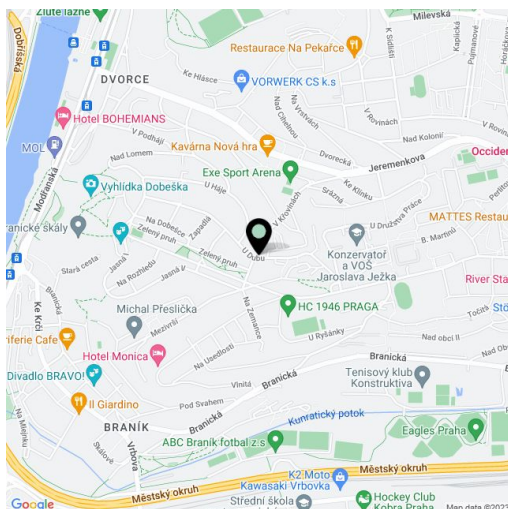
120 m², Prague 4, Braník, Na Zemance

Total area	240 m²
Floor area*	120 m²
Terrace	120 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	29751
Available from	Immediately

Boasting a 120 m² roof terrace and far reaching green views, this air-conditioned 3-bedroom 2-bathroom flat is on the third top floor of a gated residence with lift and surrounded by greenery. Located on a quiet street in an attractive residential area of Braník, Prague 4, in a sought after area within easy reach of full amenities and with quick access to the city center. Set near the Vltava embankment, Podolí swimming pool, Žluté lázně outdoor spa and the Branické skály natural monument with a lookout point. Nearest metro stations: Budějovická and Pankrác.

The interior features a living room with a fully fitted open kitchen and access to the **huge roof terrace**, three bedrooms also with terrace access, an en-suite bathroom (bathtub, bidet, toilet), a family bathroom (walk-in shower), a separate toilet, a **walk-in closet**, and an entrance hall with a wardrobe.

**Parquet floors**, tiles, security entry door, oversized windows, external blinds, Miele kitchen appliances, dishwasher, microwave oven, video entry phone, alarm that can be connected to a monitoring security station, **cellar**. A **garage parking** space is included. Deposit for common building charges, water and heating: approx. CZK 5000 per month. Electricity is billed separately. Available from May 2021.



\* 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.