



## Apartment Two-bedroom (3+kk)

Rented

96 m<sup>2</sup>, Praha-západ, Dolní Břežany, U Náměstí





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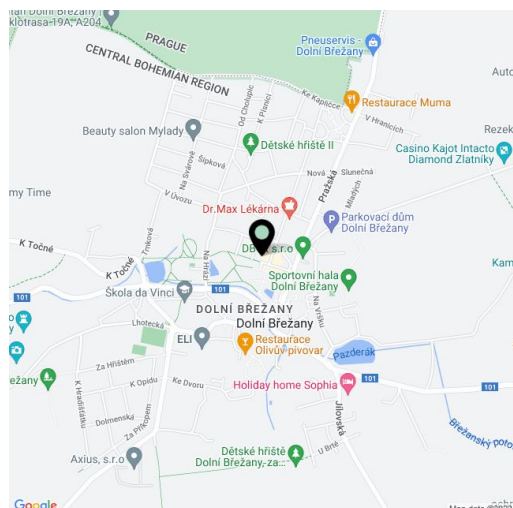
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Total area	103 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	30198
Available from	Immediately

Partly furnished 2-bedroom flat with an enclosed balcony and a winter garden, situated on the first floor of a modern building with a lift. 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 a comfortable living room with a fully fitted open kitchen and access to the **winter garden** and **balcony** offering green views of the adjacent square, two separate bedrooms, bathroom with a walk-in shower and toilet, an additional separate toilet, utility room, and entrance hall.

Cork floor, tiles, security entry door, French windows, central heating, induction cooktop, dishwasher, bike and pram storage in the building. Secured parking on the street. Deposit for service charges, water and heating approx. CZK 3000 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.



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