



## House Six-bedroom (7+kk)

Rented

601 m<sup>2</sup>, Prague 4, Braník, U Družstva Práce





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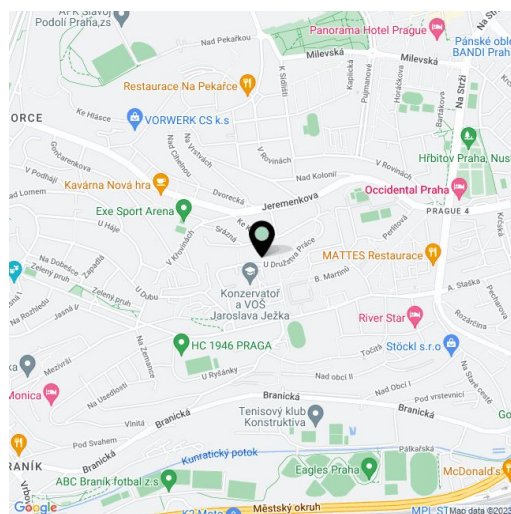
**Rented**601 m<sup>2</sup>, Prague 4, Braník, U Družstva Práce

|                  |   |
|------------------|---|
| Usable area      | 601 m <sup>2</sup>                                    |
| Plot             | 642 m <sup>2</sup>                                    |
| Foot print       | 193 m <sup>2</sup>                                    |
| Garden           | 449 m <sup>2</sup>                                    |
| Floor area       | 467 m <sup>2</sup>                                    |
| Terrace          | 134 m <sup>2</sup>                                    |
| Parking          | Two garage parking spaces and two spaces on the plot. |
| Garage           | Yes   |
| Cellar           | Yes   |
| PENB             | G   |
| Reference number | 31123   |
| Available from   | Immediately   |

This spacious, renovated, Functionalist style 5-6-bedroom 4-bathroom contemporary house boasts an indoor swimming pool, sauna, and several terraces. Set in a green slope in a quiet residential area on the Braník / Podolí neighborhood divide, with good connections to the city center, a few bus stops from Budějovická metro station. Convenient to Prague 4 business and commercial center, a short drive from the Arkády Pankrác shopping mall and the BB Center. Nearby amenities include a swimming pool, a tennis hall and courts, a health center and a supermarket, the neighboring Podolí offers an indoor and outdoor pool and Žluté lázně beach spa.

The ground floor features a huge living room with a granite gas fireplace, dining area and a fully fitted open kitchen with pantry, a spacious study, a toilet, **terrace** access, and an entrance hall with built-in wardrobes. The first floor includes four bedrooms, a full family bathroom, an en-suite bathroom with a shower and toilet, a **terrace**, and a gallery. The second bedroom consists of an atelier with a fitted kitchenette, shower room with toilet, and a large **terrace with impressive views of the city incl. the Prague Castle**. There is a lower ground floor offering the **swimming pool with exercise jets, sauna**, relaxation area with a bar, shower, toilet, terrace access, laundry room, boiler room, utility area and storage.

**Indoor pool, solid wood parquet floors**, carpets, tiles, built-in wardrobes in the bedrooms, French windows, automatic external blinds in the living room, new gas boiler, washer, dishwasher, microwave oven, alarm that can be connected to a security agency. **Two garage parking spaces and two spaces on the plot** are included. Utilities CZK 20,000 per month. Available from July 2022.

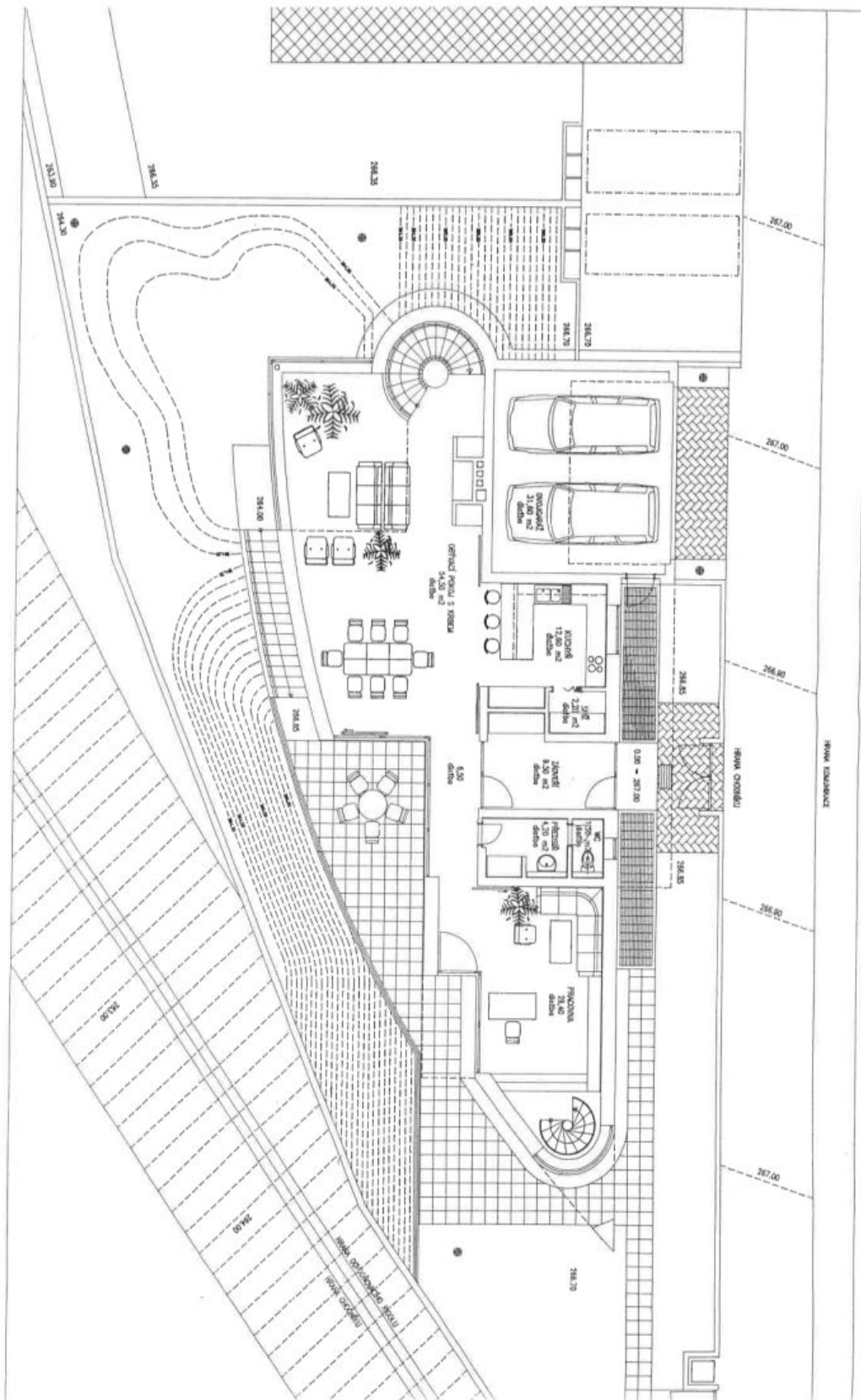




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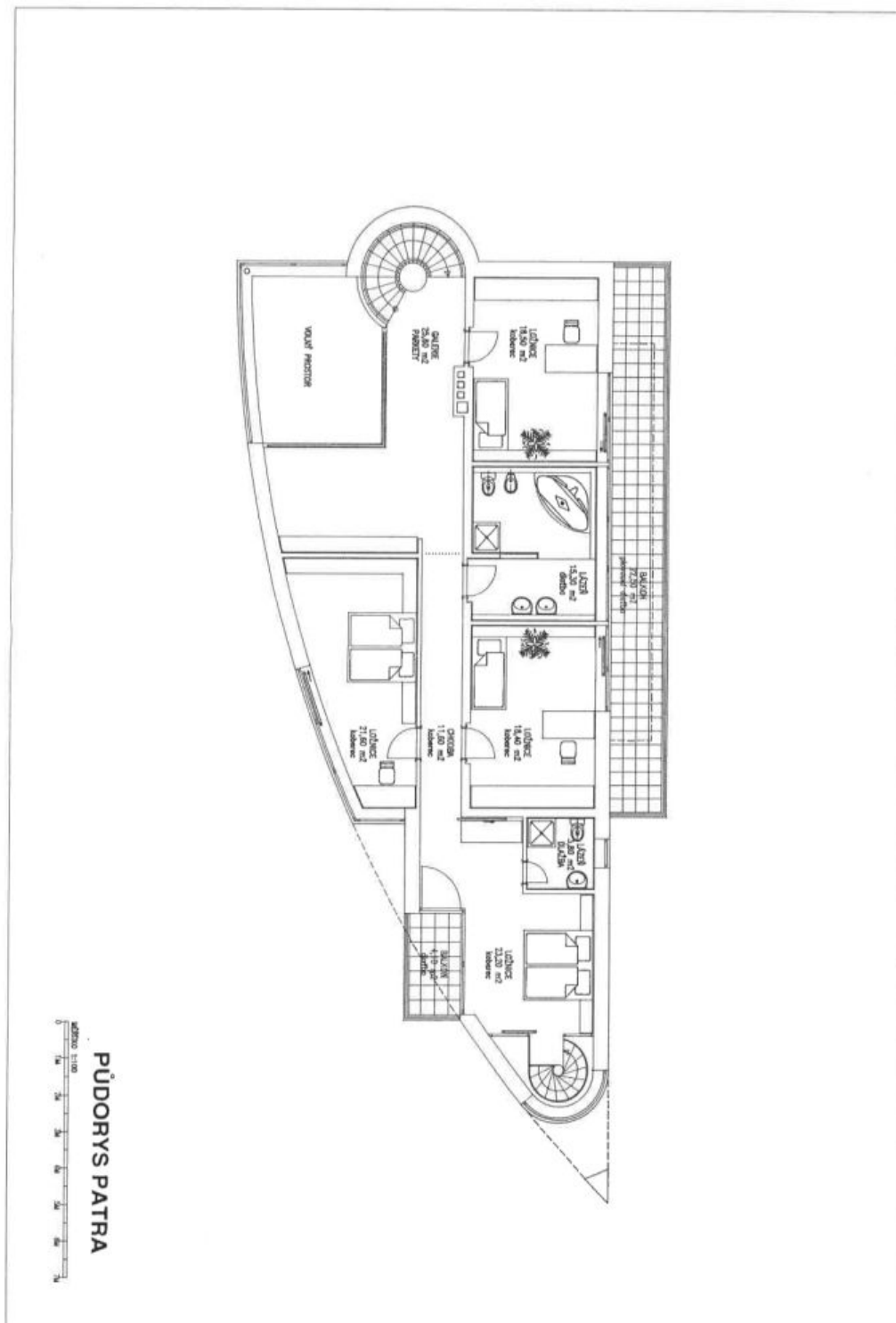




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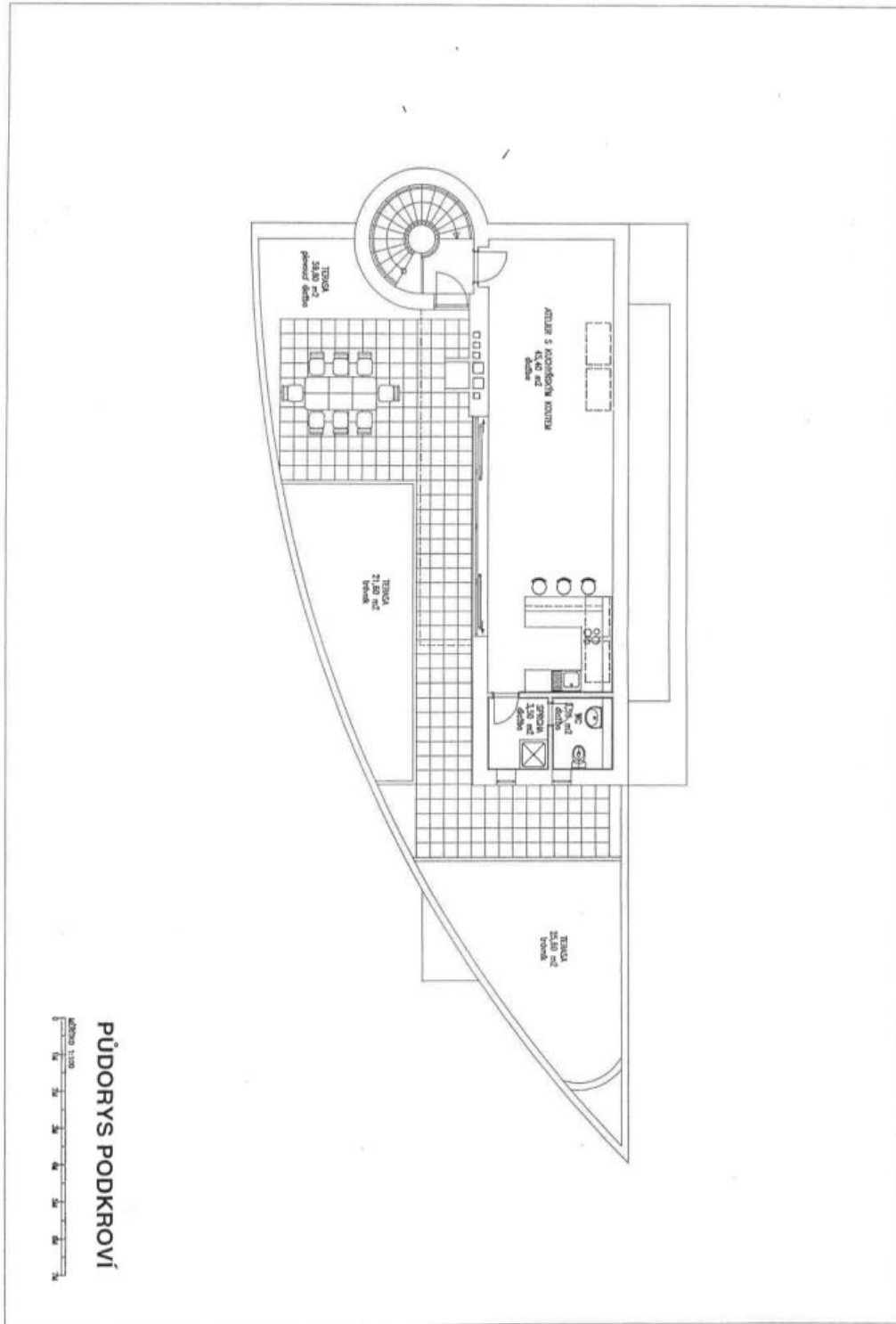




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