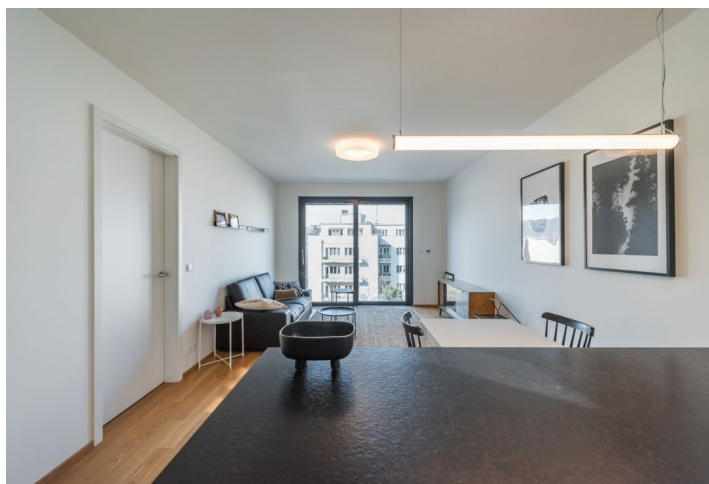




## Apartment One-bedroom (2+kk)

Rented

66 m<sup>2</sup>, Prague 4, Podolí, Nad Ostrovem





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Rented

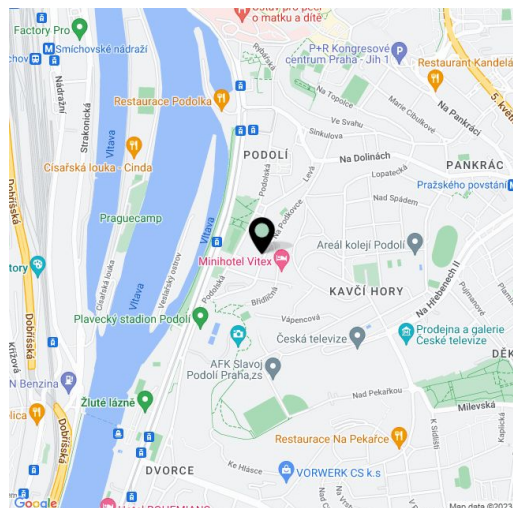
66 m<sup>2</sup>, Prague 4, Podolí, Nad Ostrovem

Total area	66 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, electricity, water, and heating are CZK 4,700/month.
PENB	B
Reference number	31704
Available from	Immediately

This apartment offering views of the green surroundings and a slope above the river is on the second floor of the contemporary Nad Ostrovem Residence. Located on a quiet street in the original green residential neighborhood in Podolí, Prague 4, moments from the Vltava riverbank, above Veslařský Island. An area with very quick access to the city center (10 min. by tram) and full amenities nearby, moments from a park, a children's playground, the Podolí swimming pool, sports grounds (tennis, football and basketball courts and a parkour playground), and the Kublov outdoor gym.

The interior features a living room with a dining area and a fully fitted open plan kitchen, one bedroom with built-in wardrobes, a bathroom with a walk-in shower, a separate toilet, and an entrance hall with more built-in wardrobes and storage.

Hardwood floors, tiles, security entry door, floor-to-ceiling French windows, central heating, washing machine, dishwasher, microwave oven, video entry phone, chip entry to the building, cellar, automatic garage gate and heated driveway. One on-site **garage parking** space is available at CZK 2,000/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.