



## Apartment Three-bedroom (4+kk)

Rented

111 m<sup>2</sup>, Praha 4, Podolí, Na Vrstvách





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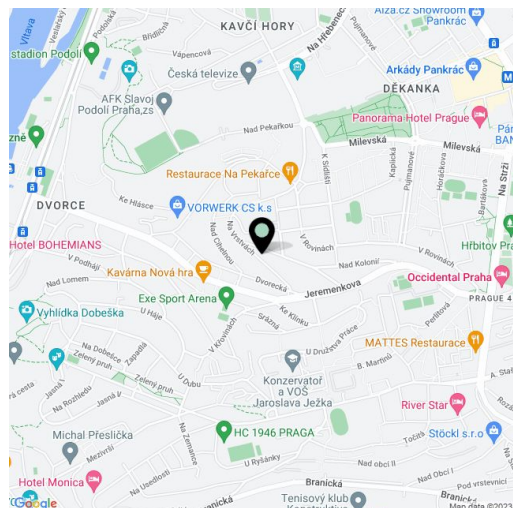
**Rented**111 m<sup>2</sup>, Praha 4, Podolí, Na Vrstvách

Total area	189 m <sup>2</sup>
Floor area*	111 m <sup>2</sup>
Terrace	78 m <sup>2</sup>
Parking	Garage and parking in front of the garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	35107
Available from	Immediately

Benefiting from 2 terraces (total of 78 sq. m.) and beautiful views of a green valley and Dívčí Hradý Park on the opposite bank of the Vltava river, this 3-bedroom 2-bathroom apartment is on the first floor of a gated residential complex with a shared sauna and garden. Located in a quiet residential area in Podolí, in close vicinity of the Vltava riverbank, Kavčí Hory Park and the Arkády Pankrác shopping mall, with great connections to the city center, a few bus stops to the Budějovická metro station (bus stop a few minutes from the building). Within easy reach of numerous sports facilities incl. the Podolí and Žluté lázně swimming pools, bike and in-line trails, and the Hamr sports center.

The interior features a living room with a dining area and a fully fitted open plan kitchen, 3 bedrooms, 2 bathrooms (1 with a bathtub and toilet, the other with a bathtub), a separate toilet, and an entrance hall with built-in wardrobes. The **terraces** are accessible from two bedrooms and the living room.

Tiles, carpets in the bedrooms, central heating, dishwasher, induction cooktop, microwave oven, satellite dish, **shared sauna** and a landscaped **garden** with benches and a playground for children. A single **garage and two parking spaces** in front of the garage are available (included). Service charges, water, and heating deposit: CZK 5,000 per month. Electricity is billed separately. Available from August 7th, 2022.



\* 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.