



Apartment Three-bedroom (4+kk)

Rented

111 m², Prague 4, Podolí, Na Vrstvách





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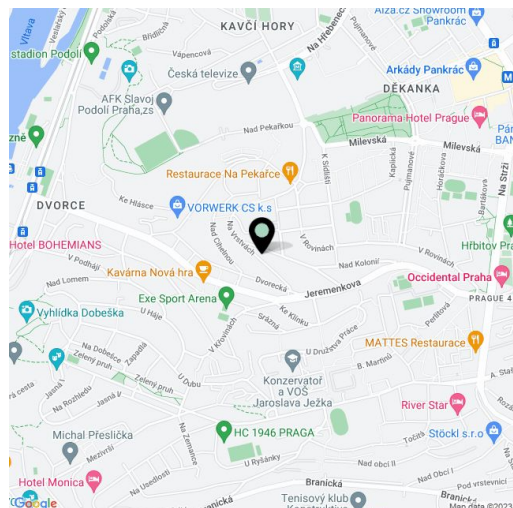
Rented111 m², Prague 4, Podolí, Na Vrstvách

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|------------------|--|
| Total area | 189 m ² |
| Floor area* | 111 m ² |
| Terrace | 78 m ² |
| 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.