



## House Five-bedroom (6+1)

Rented

353 m<sup>2</sup>, Prague 4, Braník, U Dubu





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Plot	689 m <sup>2</sup>
Parking	Double garage and parking on the plot.
Garage	Yes
Cellar	-
PENB	G
Reference number	38159
Available from	Immediately

Benefiting from beautiful views of Prague, this brand new 5-bedroom 3-bathroom semidetached house with 3 terraces is situated on a quiet street in an attractive residential area of Braník, Prague 4, just a few steps from a bus stop. The green sought after location offers easy access to full amenities and the city center, within quick reach are the Vltava embankment, Podolí swimming pool, Žluté lázně outdoor spa, the Branické skály natural monument with a lookout point, and a popular bike path. The nearest metro stations are Budějovická and Pankrác. Conveniently located for the international schools in Prague 4.

The ground floor includes a guest bedroom, a bathroom (walk-in shower, toilet), a **walk-in closet** with utility area, a storage room, and an entrance hall with garage access. The first floor offers a living room with access to the **terrace and garden**, a fully fitted kitchen with a dining area, a pantry / laundry room, a toilet, and a storage room. The second floor features three bedrooms, **two walk-in closets**, and a full bathroom. The third floor boasts a comfortable master bedroom with a full bathroom, **two walk-in closets** and a **terrace offering views of Prague including the Prague Castle and Petřín Hill**. There is also a study / bedroom with a terrace and a storage room.

Airy rooms, green views, vinyl floors, large format tiles, oversized windows, built-in wardrobes, gas boiler, dishwasher, induction cooktop, microwave oven, alarm that can be connected to a security agency. A **double garage and parking in front of the garage** is available. Utilities are billed separately.

