

## Apartment Three-bedroom (4+kk)

Rented

129 m<sup>2</sup>, Prague 4, Braník, U Nás



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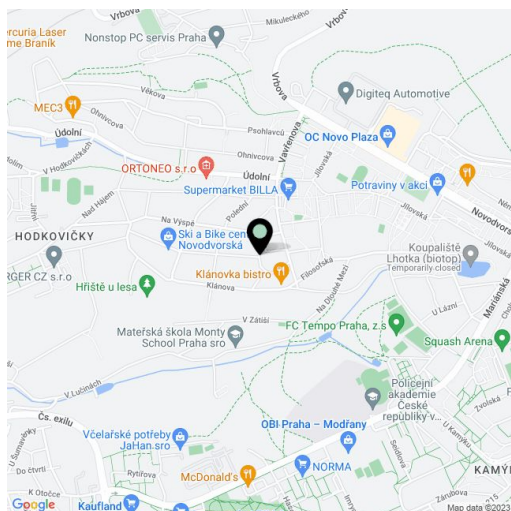
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Total area	147 m <sup>2</sup>
Floor area*	129 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	21712
Available from	Immediately

This is a bright 3-bedroom 2-bathroom split-level apartment with 3 balconies, on the second and third floor of a modern semidetached house with no lift. Located in a quiet residential area of Braník, in close vicinity of the local forest, near a bus stop (12 minutes by bus to Kačerov metro station, line C) and a short drive to the Prague British School.

Ground floor: entrance hall, utility room, garage access. Second floor: living room with a fully fitted open plan kitchen and balcony access, two bedrooms facing the garden - one with a balcony, full bathroom, bathroom with bathtub and toilet. Third floor: open bedroom / office with access to a covered balcony.

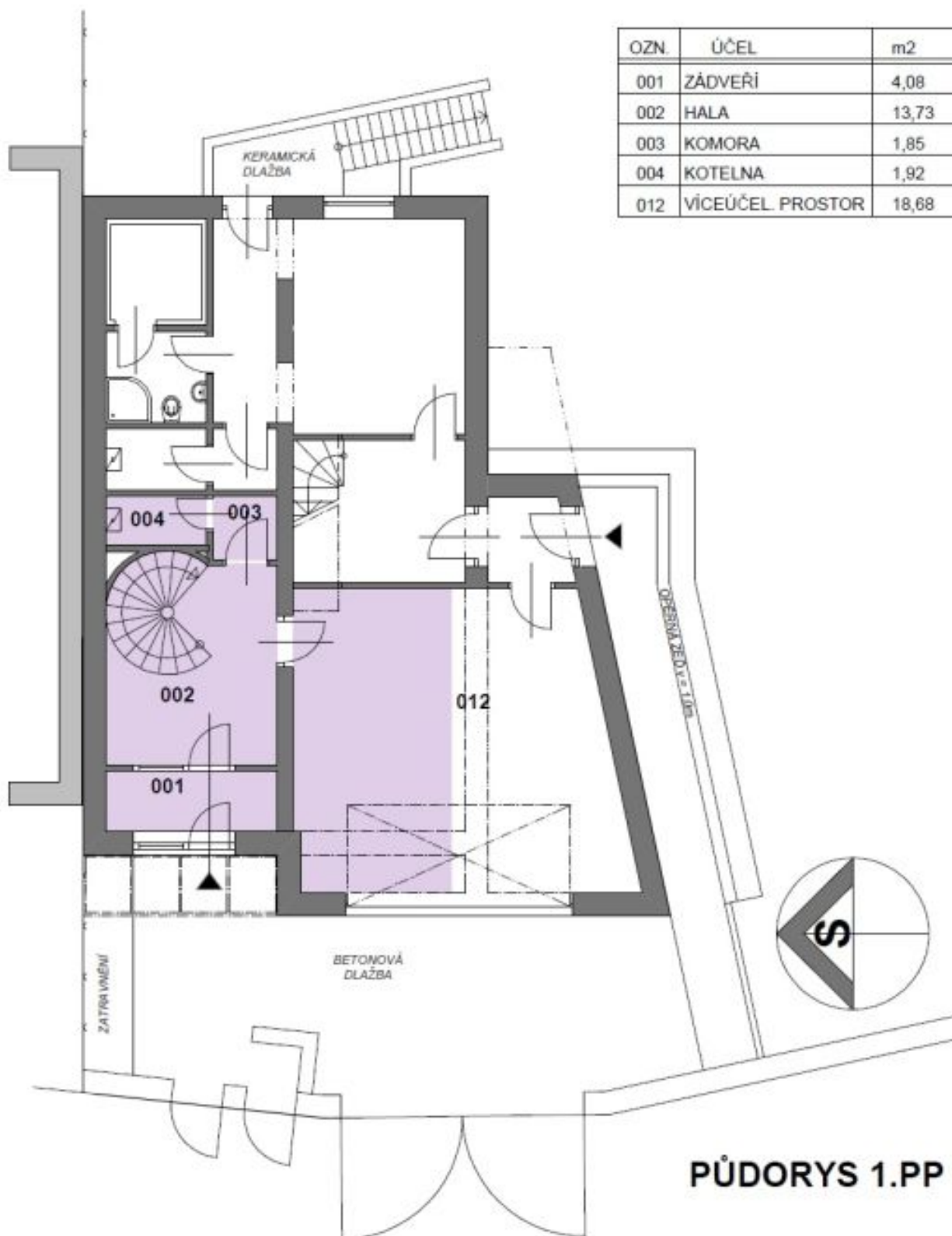
Wooden floating floors, tiles, French windows, blinds, awning, gas boiler, alarm, PC network, Internet and satellite connection. A garage parking space is included, easy parking on the street. Common building charges, water and heating: CZK 5000/month. Electricity will be transferred to the tenant.



\* 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.

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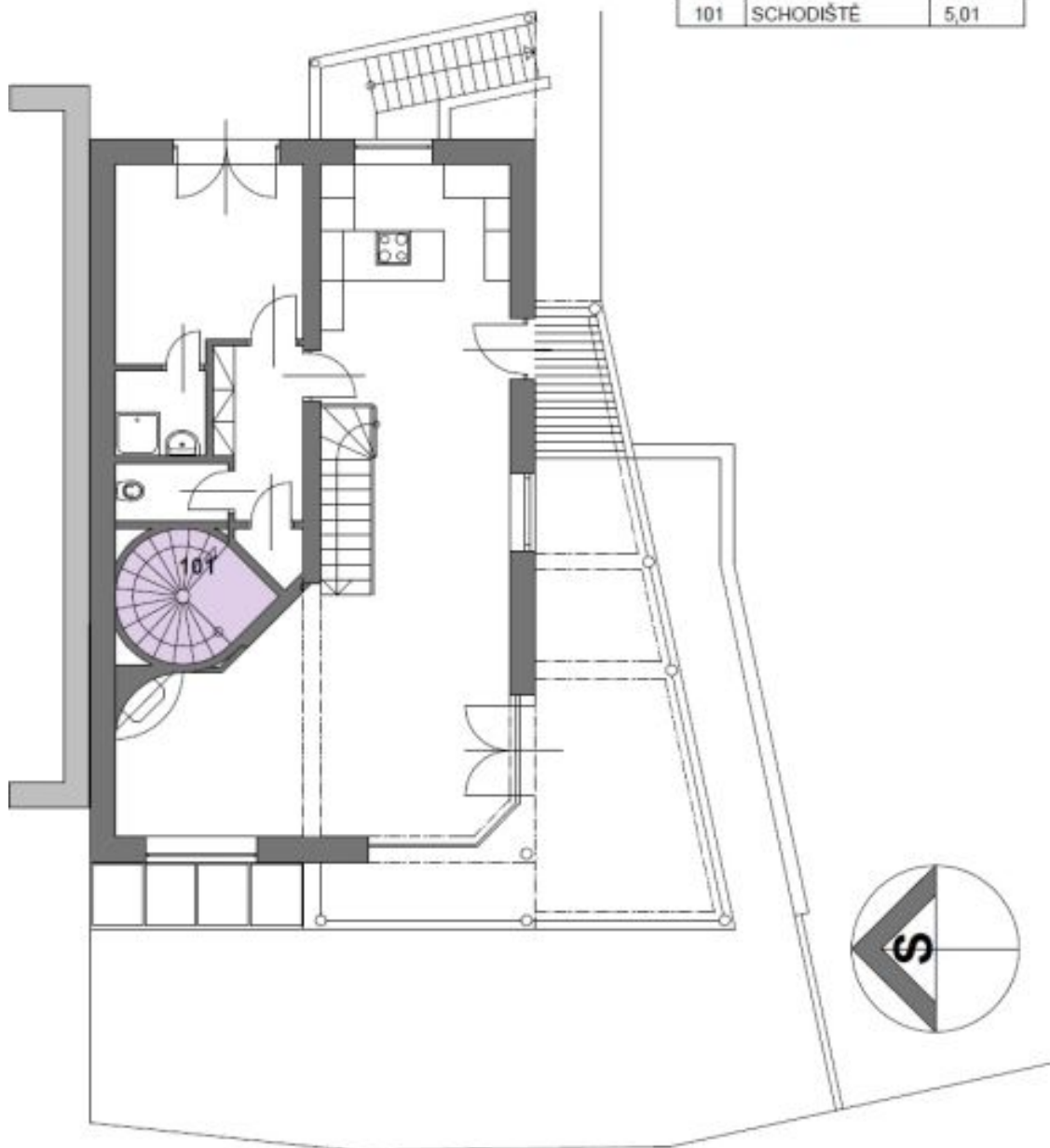
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## BYT č. 4

OZN.	ÚČEL	m <sup>2</sup>
101	SCHODIŠTĚ	5,01



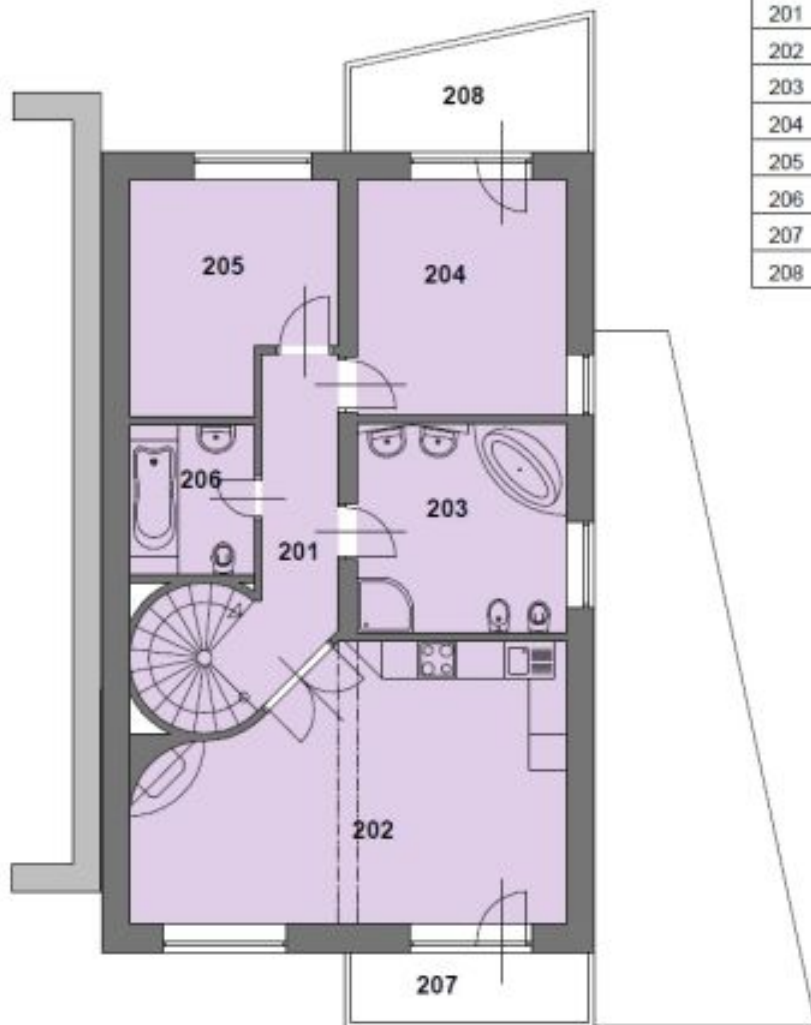
## PŮDORYS 1.NP

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OZN.	ÚČEL	m2
201	CHODBA	7,25
202	OBYTNÝ PROSTOR	28,53
203	KOUPELNA	11,48
204	LOŽNICE	13,01
205	LOŽNICE	11,51
206	KOUPELNA	4,86
207	TERASA	4,81
208	TERASA	6,83



## PŮDORYS 2.NP



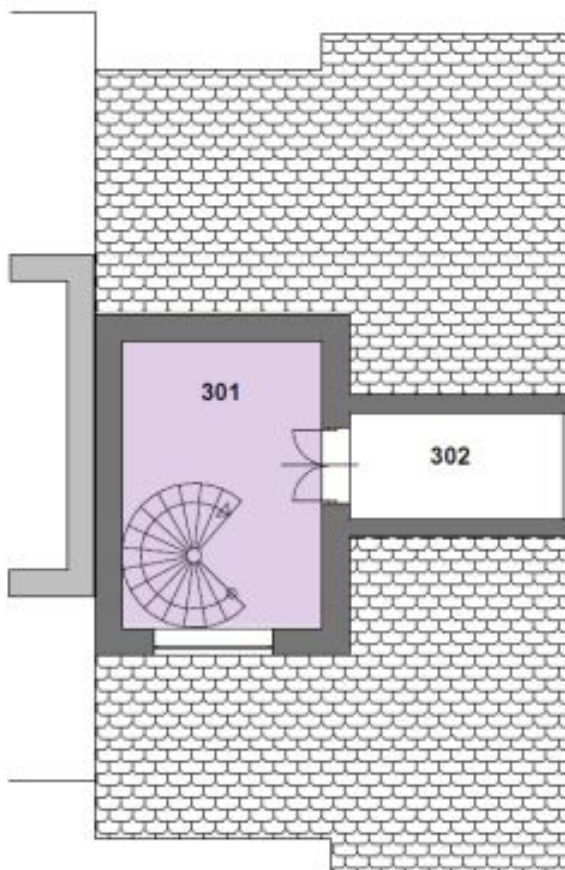
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## BYT č. 4

OZN.	ÚČEL	m <sup>2</sup>
301	PRACOVNA	16,30
302	TERASA	6,48



## PŮDORYS 3.NP