

## Apartment Two-bedroom (3+kk)

Rented

92 m<sup>2</sup>, Praha-západ, Dolní Břežany, U Náměstí



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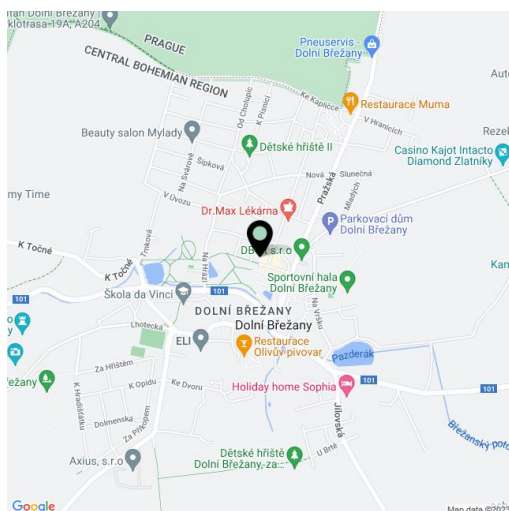
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Total area	122 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35138
Available from	Immediately

Boasting 2 terraces (total of 30 m<sup>2</sup>), this semi furnished, fully air-conditioned 2-bedroom apartment is situated on the third topmost floor of a contemporary building with a lift and underground parking. Located in a quiet Dolní Břežany residential area near the ELI Research Center, with complete amenities, lots of greenery, ponds, children's and sports facilities, parks incl. a skate park, and an indoor swimming pool. Popular and dynamically developing community within quick reach of Prague, with bus connections to metro.

The apartment features a spacious living room with a dining area, a fully fitted open plan kitchen and a **terrace**, a master bedroom with built-in wardrobes and access to a corner **terrace**, and a second bedroom. There is a bathroom including a bathtub, a walk-in shower and a toilet, a utility room, and an entrance hall with built-in wardrobes and access to attic storage space.

**Hardwood floors**, tiles, blinds, central heating, washing machine, dishwasher, induction cooktop, microwave oven, vacuum cleaner, garden furniture, **cellar**. A **garage parking** space is included. Monthly deposit for service charges and utilities in the amount of CZK 5,500 is billed separately.



\* 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.