

## Apartment Two-bedroom (3+kk)

Rented

81 m<sup>2</sup>, Prague 4, Braník, Na Výspě



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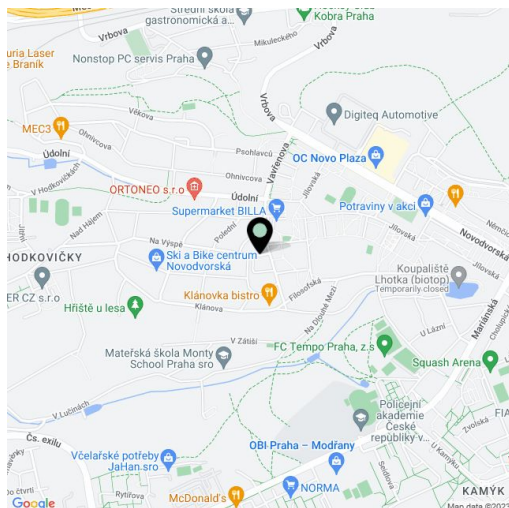
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Total area	81 m <sup>2</sup>
Garden	79 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	42670
Available from	Immediately

Boasting a private garden, this contemporary, furnished 2-bedroom apartment is on the ground floor of a modern building with underground parking and a green courtyard. Located in a quiet residential area of Braník, Prague 4, a 5 min. walk from the Hodkovičky forest park, near bus stops with links to the Kačerov and Budějovická metro stations (line C), and a short drive from the Prague British School. Local amenities include the Novo Plaza shopping mall, a supermarket, schools, a kindergarten, playgrounds, a football club, tennis courts, a bike path, and a winter stadium.

The interior features a living room with a fully fitted open plan kitchen and a French window leading to the **terrace/garden**, a bedroom with a fitted **walk-in closet**, plus a second bedroom with a built-in wardrobe, library, and two children's beds. There is also a bathroom (bathtub, walk-in shower), a storage room, a separate toilet, and an entrance hall with a built-in wardrobe. Both bedrooms also have access to the terrace/garden.

Vinyl floors, tiles, carpet, automatic exterior blinds and awning, sofa bed, central heating, underfloor heating in the bathroom, washer, dryer, dishwasher, induction cooktop, trampoline, and a large storage shed in the garden. A **garage parking** space is included. A **second garage space** is available at CZK 2,000/month. Monthly deposit for service charges, water, and heating: CZK 5,500. Electricity is billed separately (deposit of CZK 2,000/month). Available from August/September 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.