

## Apartment Four-bedroom (5+1)

Rented

260 m<sup>2</sup>, Prague 4, Braník, Jasná I



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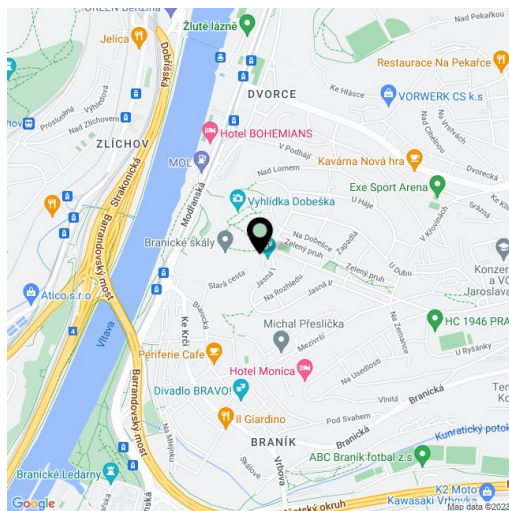
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Total area	260 m <sup>2</sup>
Garden	1 400 m <sup>2</sup>
Parking	Garage plus one-site parking on the plot.
Garage	Yes
Cellar	-
PENB	G
Reference number	9609
Available from	Immediately

Sunny and spacious 4-bedroom 2-bathroom flat with an indoor heated swimming pool and a sauna, in a residential villa offering wonderful views of Prague and the Vltava River. Set in a quiet green neighborhood on the edge of a protected natural area, with good transportation links to the city center, within easy reach of Budějovická metro station. Very good access to shopping and amenities, good sports and leisure opportunities - parks with mature greenery, golf course, sports ground and swimming pool in Podolí, in-line and bike path along the river.

The apartment features a spacious living room (110 m<sup>2</sup>) with a fully fitted and equipped open kitchen, dining area and access to the **garden**, 4 bedrooms, 2 bathrooms (bathtub, toilet / **massage shower incl. steam**, toilet), a study area, two **walk-in closets**, and a pantry. Possible to use the **indoor swimming pool** with a **sauna**, and a shower. The garden available only for tenants.

Laminated and **solid wood floors**, tiles, underfloor heating, gas heating, French windows, external blinds, washer, dryer, dishwasher, satellite reception, video entry phone, alarm, camera system, separate entrance. **Garage and two parking spaces on the plot** included. Complete with a lovely garden (1400 m<sup>2</sup>) boasting a gazebo and an outdoor fireplace. Service charges and deposit for utilities CZK 8,000/month. Available from September 7, 2021.



\* 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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