



## Apartment Two-bedroom (3+kk)

Rented

145 m<sup>2</sup>, Prague 4, Braník, Branická

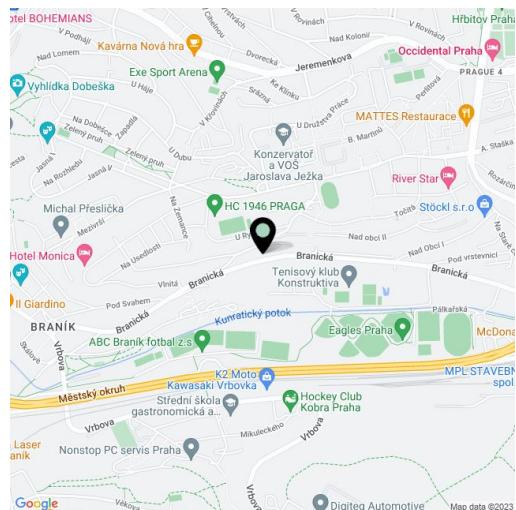




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Total area	195 m <sup>2</sup>
Floor area*	145 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 1,000/person. Gas and electricity are billed separately.
PENB	G
Reference number	101428
Available from	Immediately



\* 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.

This bright furnished air-conditioned 2-bedroom 2-bathroom attic apartment with a 50 sq. m. terrace and green views is on the 4th floor of a renovated residential building with no elevator. Located on a quiet street with the unique atmosphere of the old Braník neighborhood, offering comfortable living just moments from the Vltava River and the green Branické Rocks. An area with very good access to the city center (tram and bus stops are moments away) with good shopping and amenities. Good sports and leisure opportunities—parks with mature greenery, a golf course, sports grounds, a swimming pool in Podolí, and an in-line and bike path along the river.

The interior features a living room with a fully fitted open plan kitchen, a pantry, and access to the **terrace**, a master bedroom with a fitted **walk-in closet** and en-suite bathroom (bathtub, walk-in shower, toilet), a bedroom with an en-suite bathroom (walk-in shower, toilet) and elevated sleeping platform, a utility/laundry room with a bathtub, a guest toilet, and an entrance hall with built-in wardrobes.

**Air-conditioning, hardwood floors**, carpets in the bedrooms, tiles, security entry door, ample storage space, gas boiler, washing machine, dryer, dishwasher, TV, 15 m<sup>2</sup> cellar.