



## Apartment Six-bedroom (7+kk)

Rented

287.34 m², Prague 4, Braník, Pod svahem



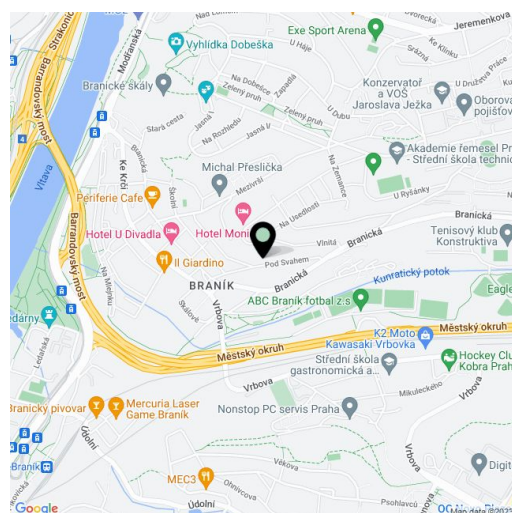


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Total area	304 m²
Floor area*	287 m²
Terrace	17 m²
Garden	922 m²
Parking	Two garage parking spaces and an outdoor parking space.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services and water approx. CZK 4,000. Electricity and gas are billed separately.
PENB	A
Reference number	103288
Available from	Immediately



Brand new apartment with an outdoor swimming pool, terrace, and private garden. This high standard air-conditioned unfurnished split-level apartment with two separate entrances is suitable for multi-generational living. Set on the 2nd floor of a recently completed energy-efficient boutique apartment building with an elevator, set in a quiet residential area near Branické Square, the center of "Old Braník," known especially for its distinctive character. The neighborhood offers good amenities including a new Bravo! theater and the Duncan Center, and Dobeška, the home stage of the Sklep Theater, is also nearby. The surroundings offer a wide range of sports opportunities on beach volleyball and tennis courts, football and baseball fields, and a 9-hole golf course, plus a popular fitness trail along the Vltava River. Transport connections are provided by buses, the nearest Přístavistě tram stop is a 4-minute drive away, and the Budějovická metro station is 8 minutes away.

The lower level of the apartment includes a living room with a fully fitted open plan kitchen and access to the **garden**, 3 bedrooms, a bathroom (bathtub, walk-in shower, toilet), utility room/second bathroom (walk-in shower, toilet), and an entrance hall. The upper floor features a second living room with a fully fitted open plan kitchen and access to the **terrace**, 3 bedrooms, a bathroom (walk-in shower, toilet), and an entrance hall.

**Air-conditioning**, ample built-in wardrobes and storage, **hardwood floors**, tiles, security entry door, automatic exterior blinds, gas boiler, underfloor heating, 2x washer and dryer, 2x dishwasher, 2x induction cooktop, 2x microwave oven, video entry phone. **Two garage parking spaces and an outdoor parking space** on the plot are available.

\* 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.