



Apartment Six-bedroom (7+kk)

Rented

287.34 m², Prague 4, Braník, Pod svahem

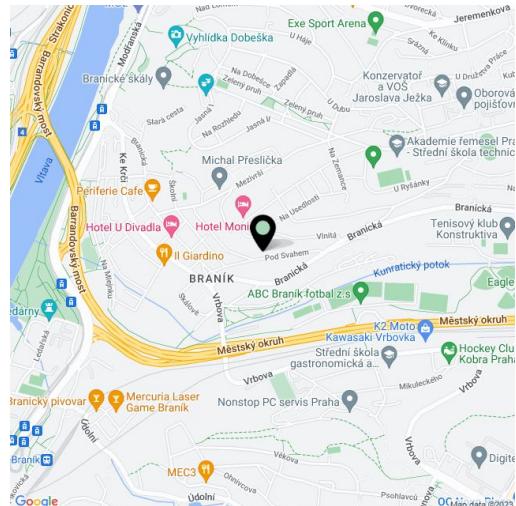




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Total area	304 m ²
Floor area*	287 m ²
Terrace	17 m ²
Garden	922 m ²
Parking	Two garage parking spaces and an outdoor parking space.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services and water approx. CZK 4,000. Electricity and gas are billed separately.
PENB	A
Reference number	103288
Available from	Immediately



* 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.

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.