



## Apartment Four-bedroom (5+kk)

Rented

116.8 m<sup>2</sup>, Prague 4, Braník, Na výspě





## Apartment Four-bedroom (5+kk)

**Rented**116.8 m<sup>2</sup>, Prague 4, Braník, Na výspě

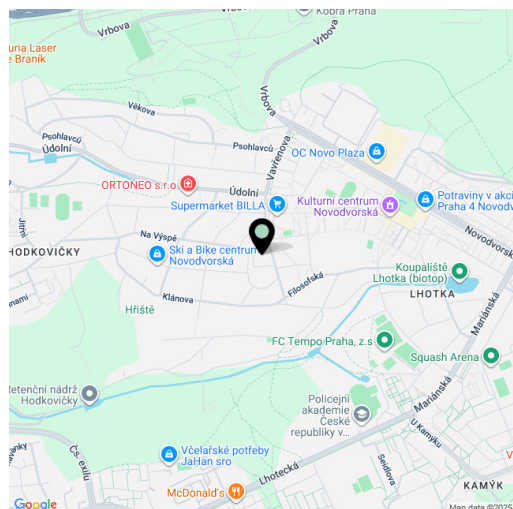
Total area	135 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,000. Electricity is billed separately.
PENB	B
Reference number	110664
Available from	01.12.2026

This unfurnished 4-bedroom 2-bathroom apartment with a large terrace is on the 3rd floor of a modern building with underground parking. Located in a quiet residential part of Braník, Prague 4, a 5 min. walk from the Hodkovičky forest park, near a bus stops with links to the Kačerov and Budějovická metro stations (line C), and a short drive from the Prague British School and New PORG. 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 apartment includes a living room with a bio-ethanol **fireplace**, a fully fitted open plan kitchen and a southwest-facing terrace with far-reaching views, featuring a **bioclimatic pergola**, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), a guest bedroom/study with a built-in wardrobe, two bedrooms, a family bathroom (bathtub), a separate toilet, and an entrance hall with built-in wardrobes.

Vinyl floors, tiles, automatic external blinds, central heating, washer/dryer, dishwasher, induction stove top, microwave oven, video entry phone, **cellar**, barrier free access, pram storage in the building. A **garage parking** space is included. A second space is available at an additional fee CZK 3,000.

Possible to furnish as in the photos.



\* 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.