



Apartment Two-bedroom (3+kk)

€ 1173 | CZK 28 500

64 m², Prague 4, Braník, Žalmanova





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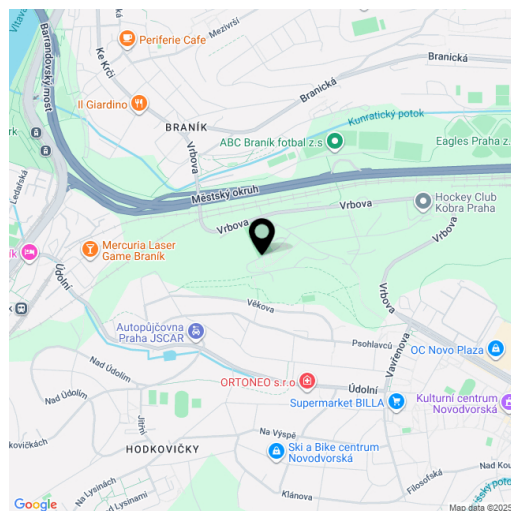
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Total area	68 m ²
Floor area*	64 m ²
Balcony	1 m ²
Loggia	3 m ²
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately.
PENB	E
Reference number	111341
Available from	Immediately

This fully refurbished unfurnished 2-bedroom apartment with a balcony, an enclosed balcony, and green views is on the 4th topmost floor of a 1968 brick residential building with no elevator. Set in an attractive part of Braník, in a peaceful residential area just a few steps from a local forest, with full amenities and services at your fingertips. Nearby you can find the Novodvorská Plaza shopping mall, kindergartens, schools, a large sports field with tennis courts, football, volleyball, and baseball fields, and the Kobra Winter Stadium. Conveniently located for the Prague British School and prestigious PORG school, as well as access to the South Connecting Road.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with a built-in wardrobe and a **balcony**, a guest bedroom/study, a bathroom with a walk-in shower, a storage/utility room, a separate toilet with storage space, and an entrance hall with built-in wardrobes.

Hardwood floors, tiles, ample custom made built-in storage, central heating, underfloor heating in the bathroom, washer/dryer, dishwasher, induction stove top, steam oven, bike storage room in the building, **cellar**. Easy street parking.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.