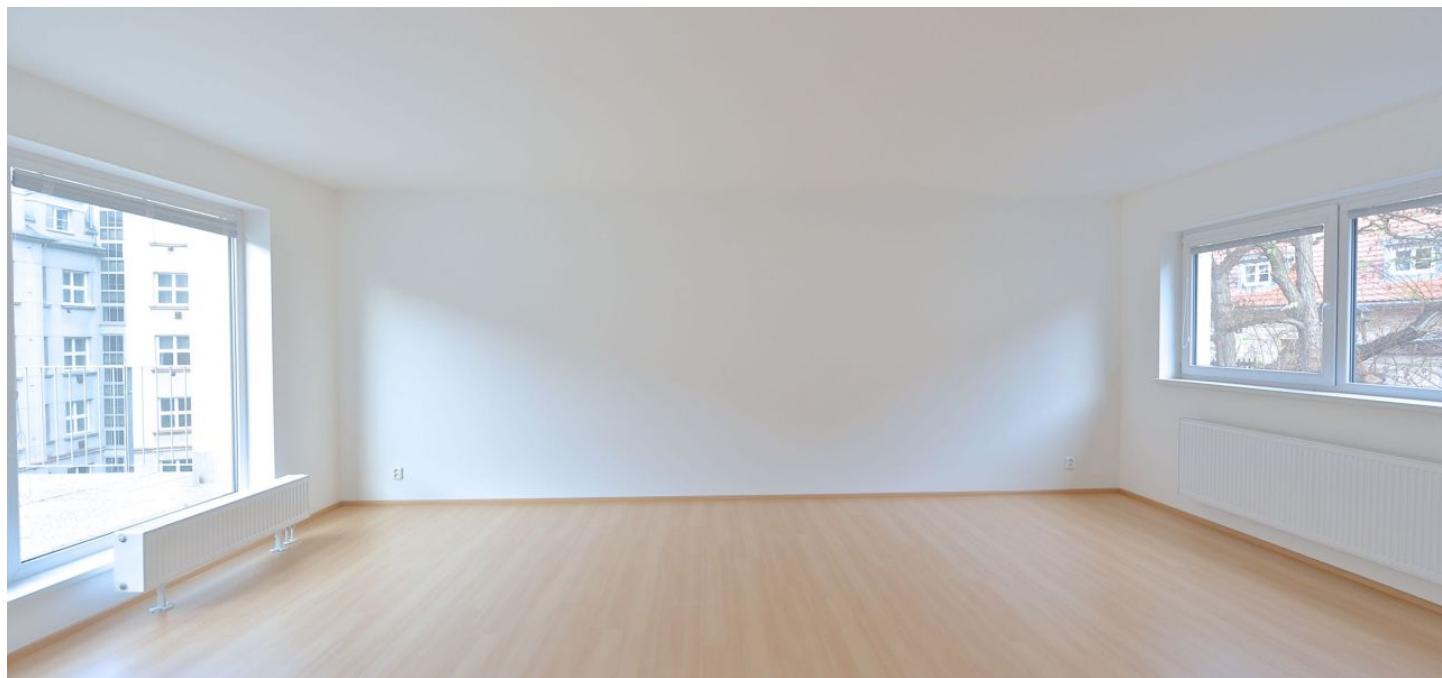




## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 4, Braník, Stará cesta



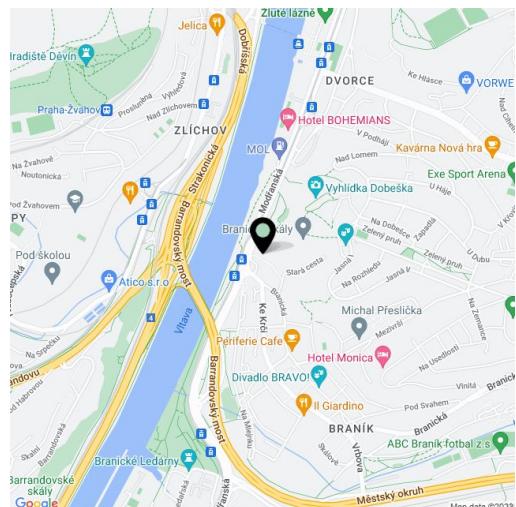


## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 4, Braník, Stará cesta

Total area	146 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Terrace	61 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21696
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.

**Benefiting from a 61 m<sup>2</sup> terrace and nice views of the neighborhood, this 2-bedroom split-level flat is situated on the second floor in a new residential project with underground parking. Located in a quiet street with the unique atmosphere of old Braník neighborhood, offering comfortable living moments from the Vltava river and surrounded by greenery. Very good access to the city center (trams, buses), shopping and amenities. Good sports and leisure opportunities - parks with mature greenery, golf course, sports ground and swimming pool in Podolí, in-line and bike path along the river.**

The lower level includes two bedrooms, bathroom with tub and toilet, storage space under the stairs and entry hall. The upper floor features a large living room with a fully fitted open kitchen and terrace access, storage room, and a guest toilet.

Laminated floors, security entry door, French windows, blinds, gas boiler, Whirlpool kitchen appliances incl. dishwasher, audio entry phone, cellar. On-site underground garage parking available at CZK 1400/space/month. Common building charges and water CZK 2800/month. Gas and electricity are billed separately (transfer to the tenant). Available from August 2020 at the latest. Flat 85 m<sup>2</sup>. Terrace: 61 m<sup>2</sup>.