



## Apartment Four-bedroom (5+kk)

Rented

209 m<sup>2</sup>, Prague 4, Braník, Na Usedlosti

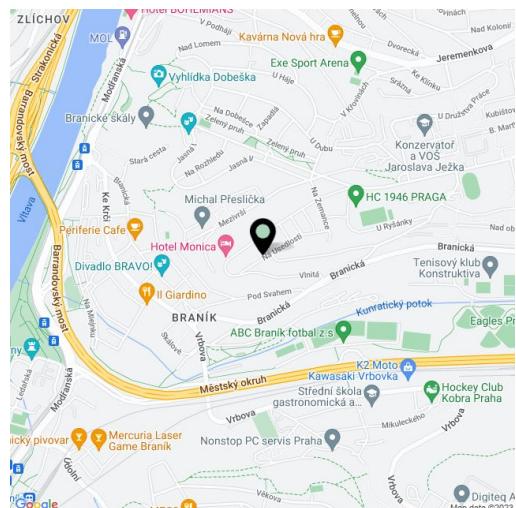




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Total area	222 m <sup>2</sup>
Floor area*	209 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Garden	100 m <sup>2</sup>
Parking	Three garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24112
Available from	Immediately



\* 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.

**Boasting wonderful unobstructed views of Prague, this is a brand new high standard air-conditioned 4-bedroom 2-bathroom flat with a terrace and garden. Situated on the first floor of a newly built modern house set in a slope and offering beautiful far reaching views, with lift, a shared garden and underground parking. Located in a green Prague 4 residential neighborhood on the border of Braník and Podolí districts, with good connection to the city center. Nearest metro Budějovická station, Zelený pruh swimming pool nearby, convenient to the PBS international school.**

The interior features a huge living room with dining area, a fully fitted open plan kitchen and terrace with stairs leading to the garden, two bedrooms with a shared walk-in closet and bathroom with bathtub and toilet, two more bedrooms also with a shared walk-in closet and bathroom with shower and toilet, pantry, utility room, a guest toilet, and a spacious entrance hall.

French windows, large format tile floors throughout, floor heating, top quality floor-to-ceiling windows, lots of built-in wardrobes, central gas heating, Miele kitchen appliances, Liebherr fridge, alarm, cellar, 10 m<sup>2</sup> garden house. Three garage parking spaces included. Common building charges and deposit for utilities are billed separately. Interior: 209 m<sup>2</sup>. Terrace: 13 m<sup>2</sup>. Garden: 100 m<sup>2</sup>. Available from April 2017.