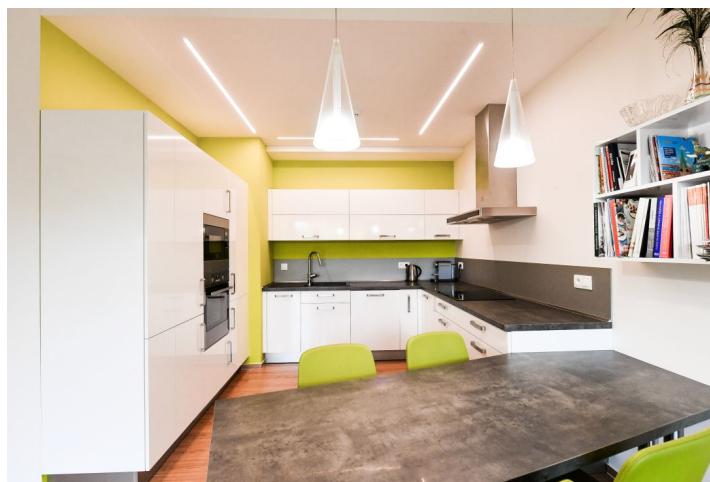




## Apartment Two-bedroom (3+kk)

€ 1 520 | CZK 37 000

81 m<sup>2</sup>, Prague 4, Braník, Na Výspě



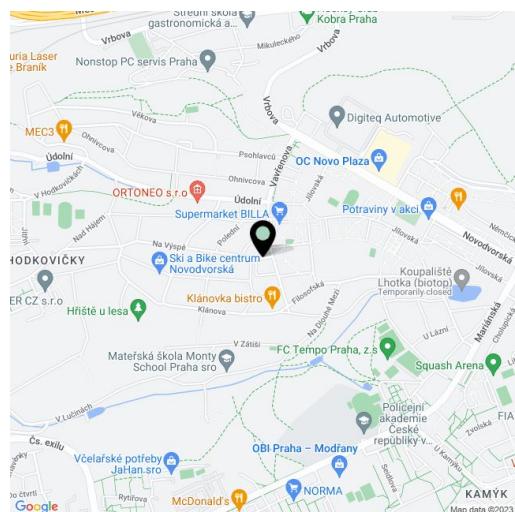


## Apartment Two-bedroom (3+kk)

€ 1 520 | CZK 37 000

81 m<sup>2</sup>, Prague 4, Braník, Na Výspě

Total area	81 m <sup>2</sup>
Garden	79 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and electricity for 2 pers. incl. garage CZK 7,500.
PENB	B
Reference number	42670
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 a private garden, this contemporary, semi-furnished 2-bedroom apartment is on the ground floor of a modern building with underground parking and a green courtyard. Located in a quiet residential part of Braník, Prague 4, a 5 min. walk from the Hodkovičky forest park, near bus stops with links to the Kačerov, Budějovická, and Nádraží Smíchov metro stations (line C), and a short drive from the Prague British School. 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 interior features a living room with a fully fitted open plan kitchen and a French window leading to the **terrace/garden**, a bedroom with a fitted **walk-in closet**, plus a second bedroom with a built-in wardrobe, library, and two children's beds. There is also a bathroom (bathtub, walk-in shower), a storage room, a separate toilet, and an entrance hall with a built-in wardrobe. Both bedrooms also have access to the terrace/garden.

Vinyl floors, tiles, carpet, automatic external blinds and awning, sofabed, central heating, underfloor heating in the bathroom, washer, dryer, dishwasher, induction cooktop, and a 14 m<sup>2</sup> large storage shed in the garden. A **garage parking** space is included.