



## Apartment One-bedroom (2+kk)

Rented

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



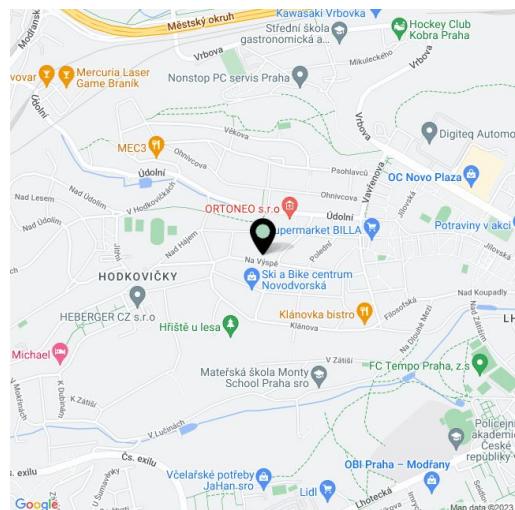


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|                  |  |
|------------------|--|
| Total area       | 56 m <sup>2</sup>  |
| Floor area*      | 52 m <sup>2</sup>  |
| Balcony          | 4 m <sup>2</sup>   |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | Monthly deposit for services, water, heating, and garage maintenance: CZK 4,600. Electricity is billed separately. |
| PENB             | B  |
| Reference number | 44168  |
| Available from   | Immediately  |



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**Boasting a balcony, this contemporary semi-furnished apartment is on the 1st 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. 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 **balcony** facing the courtyard, a bedroom facing the courtyard, a bathroom with a bathtub and toilet, and an entrance hall with a large built-in wardrobe.

Laminate floors, tiles, security entry door, washing machine, dishwasher, induction cooktop, video entry phone, **cellar**. A **garage parking** space is included.