



## Apartment Three-bedroom (4+kk)

Rented

129 m<sup>2</sup>, Praha 4, Braník, U Nás





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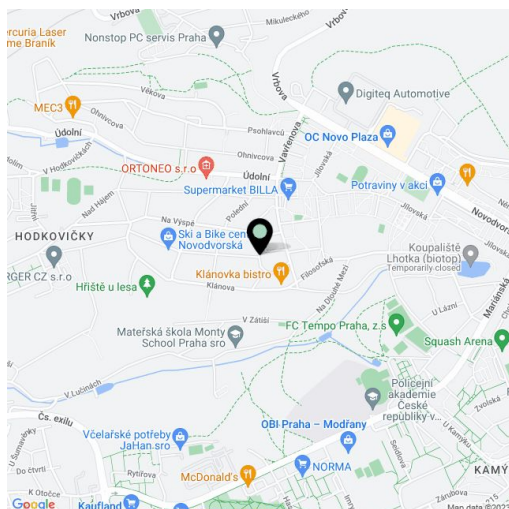
**Rented**129 m<sup>2</sup>, Praha 4, Braník, U Nás

|                  |                    |
|------------------|--------------------|
| Total area       | 147 m <sup>2</sup> |
| Floor area*      | 129 m <sup>2</sup> |
| Balcony          | 18 m <sup>2</sup>  |
| Parking          | Garage parking.    |
| Garage           | Yes                |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 9759               |
| Available from   | Immediately        |

**Bright 3-bedroom 2-bathroom split-level flat with three balconies and access to the garden, situated on the second and third floor of a modern semidetached house with no lift. Located in a quiet residential area of Braník, in close vicinity of the local forest, near a bus stop (12 minutes by bus to Kačerov metro station, line C) and a short drive to the Prague British School.**

Ground floor: entry hall, utility room, garage access. Second floor: living room with a fully fitted open kitchen and balcony, two bedrooms facing the garden - one with a balcony, full bathroom, bathroom with tub and toilet. Third floor: open bedroom / office with access to a covered balcony.

Wood and tile floors, French windows, blinds, awning, gas boiler, dishwasher, alarm, PC network, satellite TV connection. One garage parking space included, easy parking on the street. Common building charges and deposit for utilities CZK 7000 per month. Available from September 15th, 2020 at the latest.



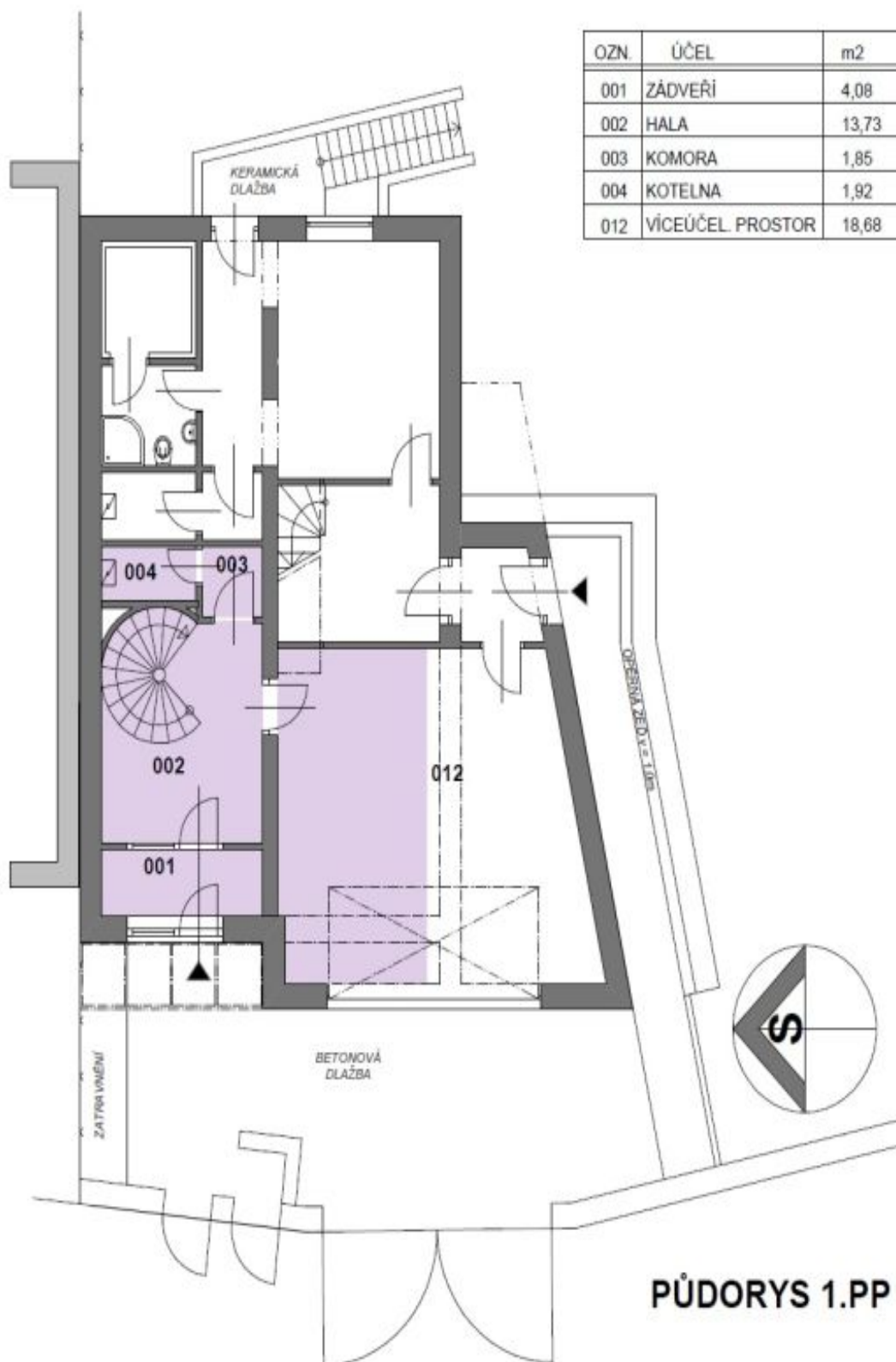
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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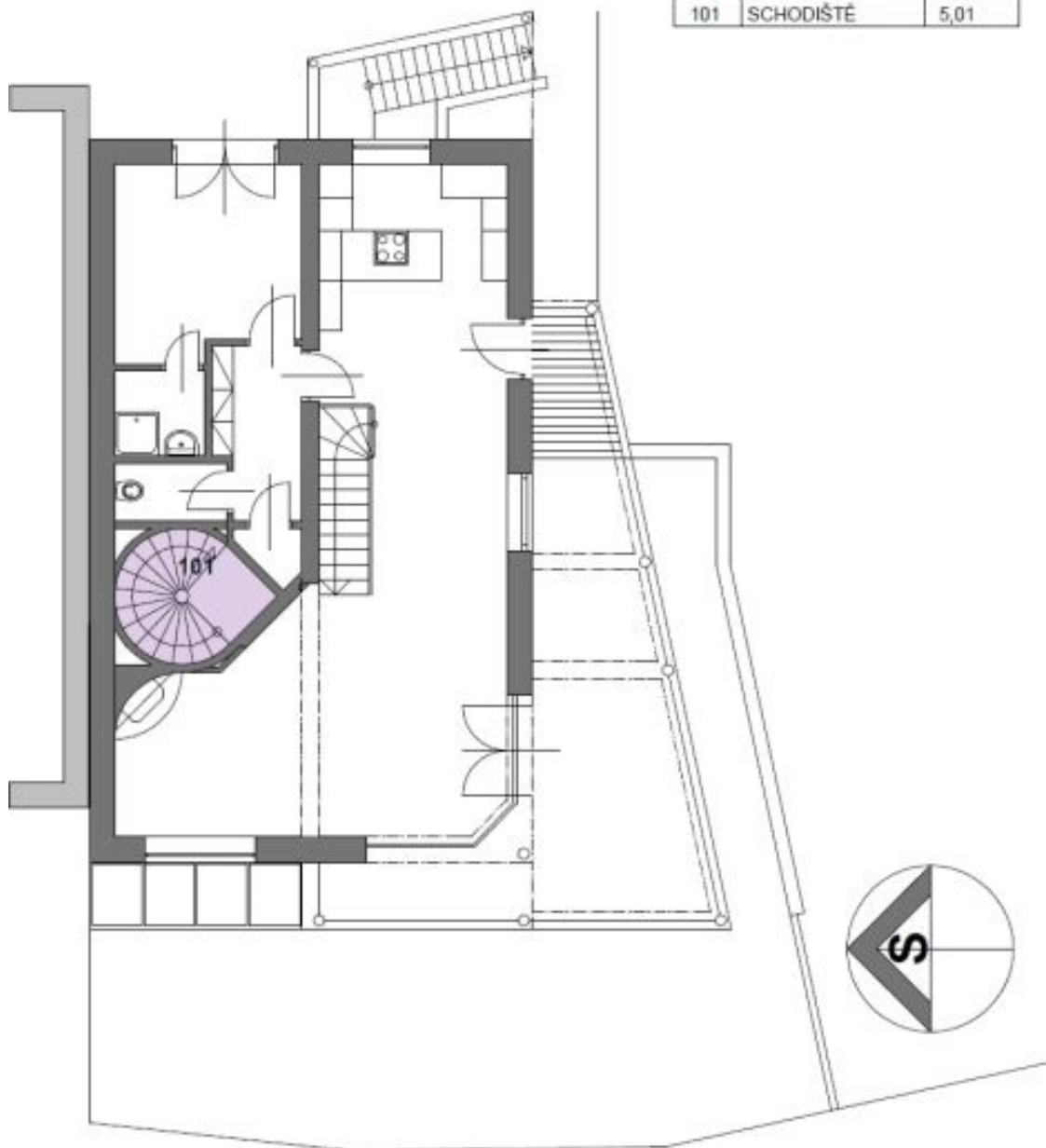
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## BYT č. 4

| OZN. | ÚČEL      | m <sup>2</sup> |
|------|-----------|----------------|
| 101  | SCHODIŠTĚ | 5,01           |



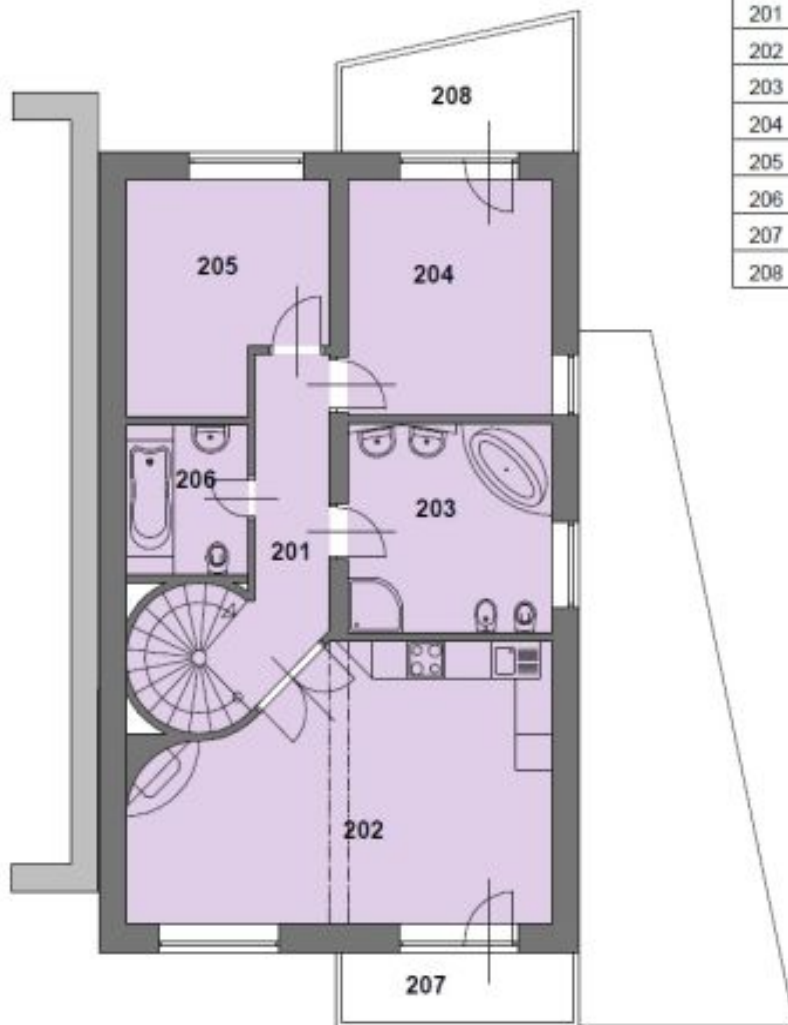
## PŮDORYS 1.NP



# Apartment Three-bedroom (4+kk)

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## BYT č. 4



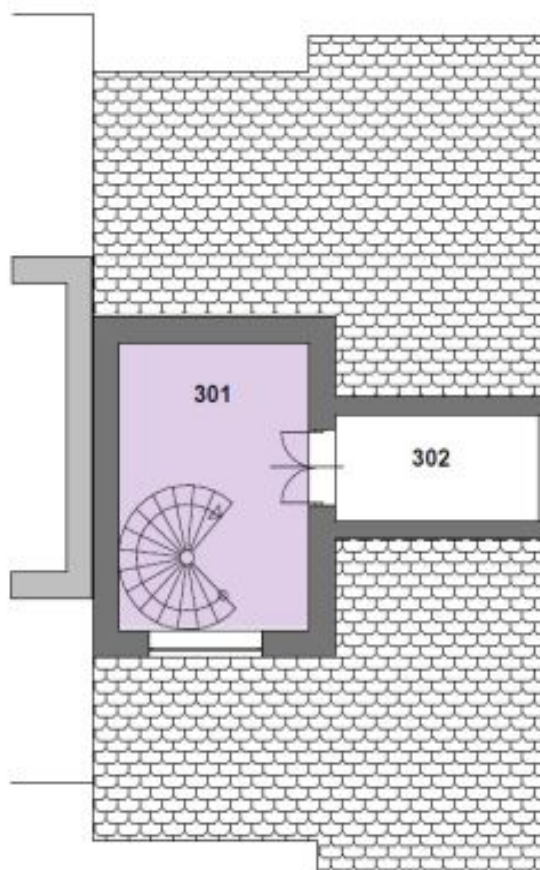
| OZN. | ÚČEL           | m2    |
|------|----------------|-------|
| 201  | CHODBA         | 7,25  |
| 202  | OBYTNÝ PROSTOR | 28,53 |
| 203  | KOUPELNA       | 11,48 |
| 204  | LOŽNICE        | 13,01 |
| 205  | LOŽNICE        | 11,51 |
| 206  | KOUPELNA       | 4,86  |
| 207  | TERASA         | 4,81  |
| 208  | TERASA         | 6,83  |



## PŮDORYS 2.NP

**Apartment Three-bedroom (4+kk)**129 m<sup>2</sup>, Praha 4, Braník, U Nás**Rented****BYT č. 4**

| OZN. | ÚČEL     | m <sup>2</sup> |
|------|----------|----------------|
| 301  | PRACOVNA | 16,30          |
| 302  | TERASA   | 6,48           |

**PŮDORYS 3.NP**