



94 m<sup>2</sup> Nad ostrovem, Praha 4 - Podolí Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6088</b>	Price	<b>Leased</b>
Address	<b>Nad ostrovem, Praha 4 - Podolí</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>94 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>ground floor</b>	Device	<b>Yes</b>
Parking	<b>1</b>	Terrace	<b>14 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>15. 1. 2022</b>		

## About real estate

We offer for rent a beautiful and fully furnished apartment 2+kt with a living area of 79.4 sqm in a chamber residence Nad Ostrovem, Prague 4 - Podolí. The apartment is situated on the 1st floor of a residential project with elevator, it includes two terraces with a total size of 14.2 sqm and a garage parking space in the price.

The interior includes an entrance hall with built-in wardrobes, bedroom with a wardrobe, living room with a kitchenette and a dining table, pantry, bathroom with shower and toilet. The luxury kitchen is equipped with all appliances - induction hob, extractor hood, hot air oven, microwave, dishwasher, fridge with freezer. From the living room there is an entrance to a larger terrace with seating. The second, smaller terrace is accessible from the bedroom. Security door, quality French windows with triple glazing, video phone, electric front window blinds, washing machine with dryer. Wooden floor and heated tiles in the bathroom. Connection to smart home via phone/tablet, lots of storage, built-in custom furniture and designer accessories. There is also a basement.

The apartment's superior furnishings match today's demands for comfortable and modern living. The residence is close to full civic amenities, many quality restaurants, shops and cafes. The chamber apartment building offers quiet living near the river, nature and the center of Prague. Possibility of cultural and sports activities (swimming pool, bike path on Podolské embankment). Great transport accessibility, within walking distance there is a tram stop Kublov (280 m).

Available from 15.1.2022.