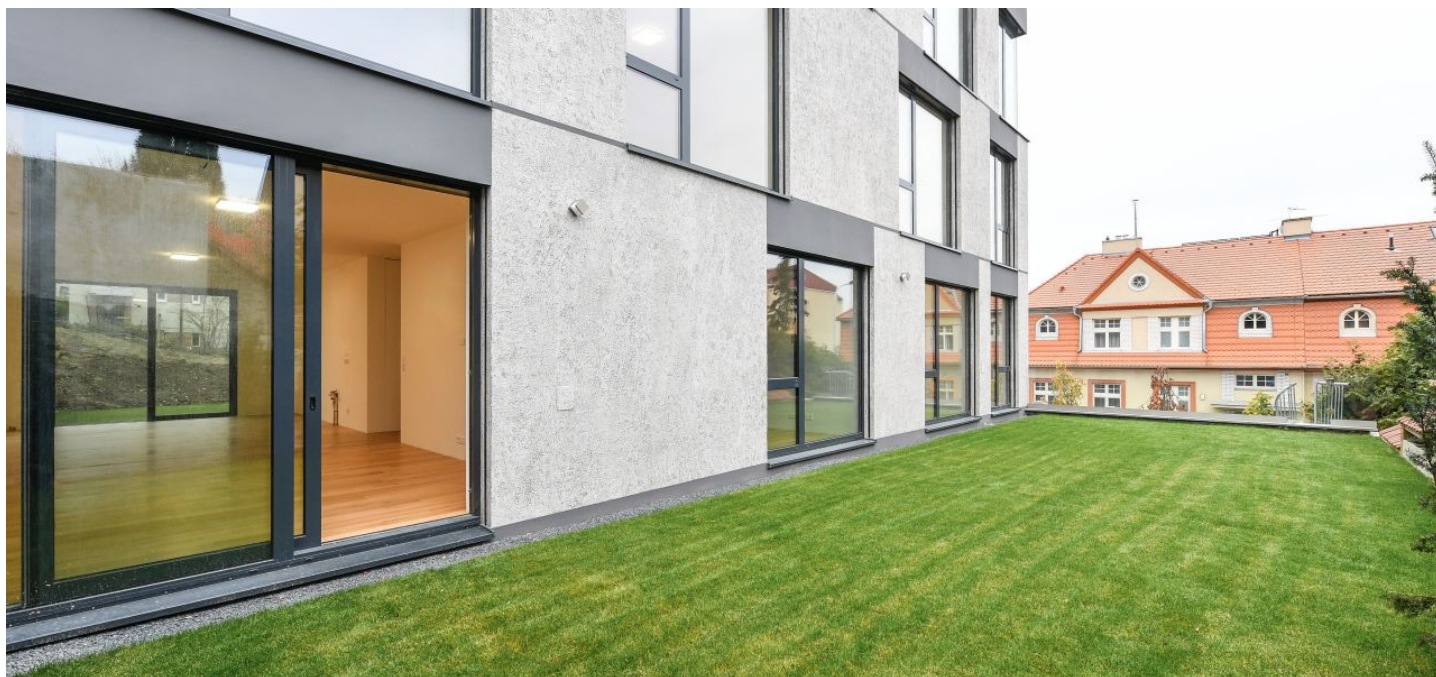


Apartment Four-bedroom (5+kk)

Sold

161.4 m², Prague 4, Braník



Apartment Four-bedroom (5+kk)

Sold

161.4 m², Prague 4, Braník

Total area	161 m²
Garden	205 m²
Parking	700 000 CZK
Garage	Yes
Cellar	Yes
PENB	A
Reference number	39222

* 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.

This modern garden apartment with an interior designed to the highest standard, a private garden, and 2 parking spaces in an energy-efficient boutique villa with only 3 units. The unique high-standard building in a state just before completion with an elevator, parking, and beautiful views stands in the middle of the traditional residential area of the old part of Braník, which has retained its *genius loci*, yet offers all of the services necessary for comfortable living.

The layout of the unit spread out over the entire ground floor (from the street level on the 1st floor) consists of a **50-meter living space** with a preparation for an open plan kitchen and an adjoining **garden terrace**, 4 rooms (ranging in size from 14.6 sq. m. to 22.2 sq. m.), a bathroom (with a bathtub, shower, 2 sinks, and toilet), a utility room (with a toilet and a connection for a washer and dryer), a closet, and a large entrance hall with doors to all rooms.

The exterior and interior are designed to the **highest standard**; the **energy efficiency** of the building will be **A**. Facilities include **Schüco aluminum windows** with insulating triple-glazed panes, Rehau **underfloor heating**, preparation for **air-conditioning**, interior doors with concealed hinges, Rivesti Design large-format tiles, and **Villeroy & Boch** and **Laufen** sanitary ware. The apartment comes with a **garage** and **outdoor parking spaces** and a **private part of the garden** (205 sq. m.). The total land area is 1,140 sq. m.; the garden is covered with terraces so that **everyone can find a private spot**.

The villa is part of a residential area, where there is a grocery store, pharmacy, kindergarden and primary school, cafes, restaurants, but also theaters—the **Bravo!** new circus and pantomime theater, the **Duncan Center** for dance, and also Dobeška, the home stage of the **Sklep Theater**, is not far away. The surrounding area offers many **sports activities**; there are beach volleyball courts, football and baseball fields, tennis courts, and a golf course. The location is close to the **Vltava River** with its many embankments, around which there is a popular fitness trail. Transport connections are provided by buses, the nearest Přístaviště tram stop is a 4-minute ride away and the Budějovická metro station 8 minutes. The Southern Connecting Road makes get around by car faster and easier.

Interior 161.4 m², garden 205 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

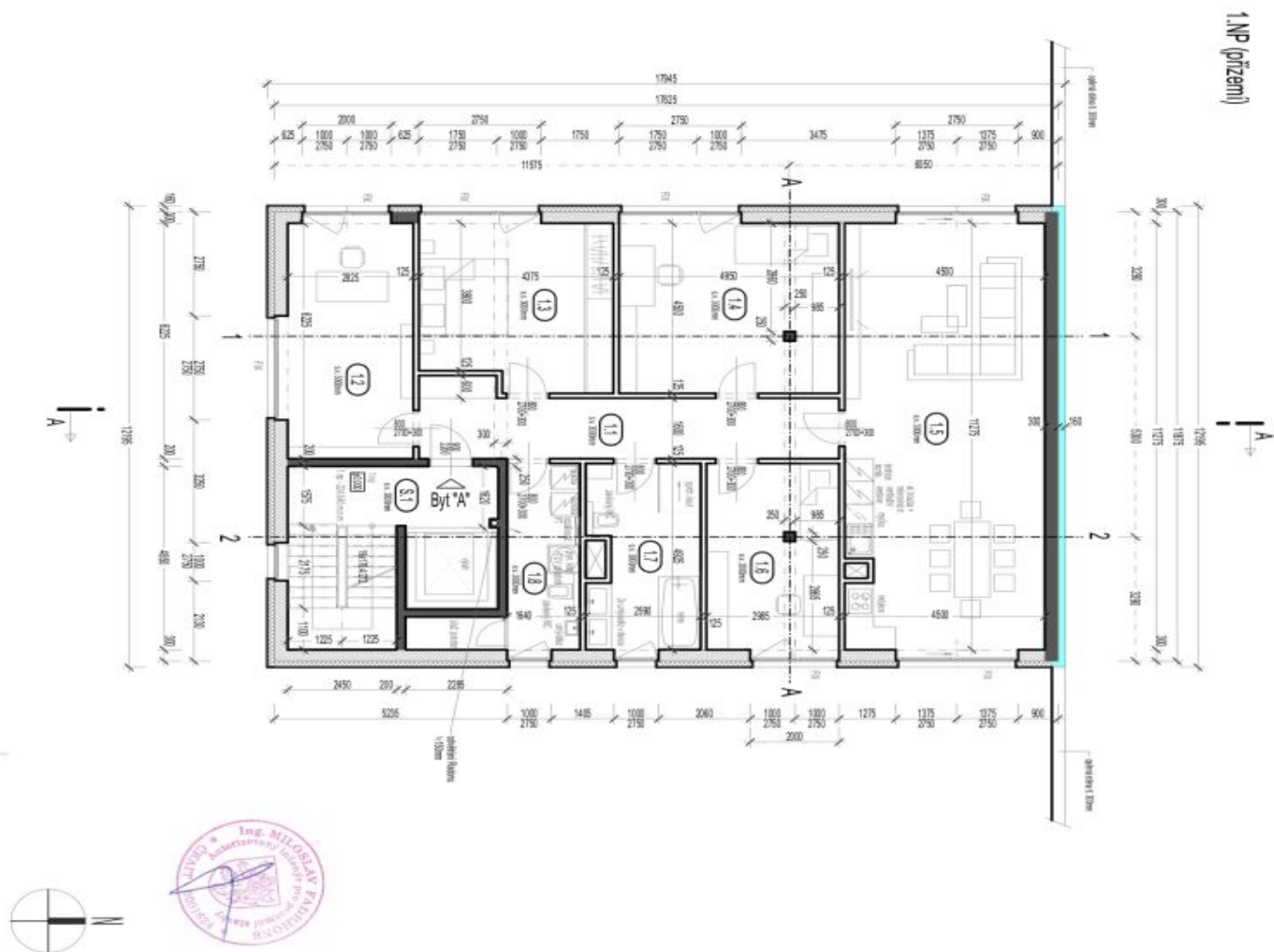
Apartment Four-bedroom (5+kk)

Sold

161.4 m², Prague 4, Braník



161.4 m², Prague 4, Braník

[illegible]

LEGENDA MATERIALU

Apartment Four-bedroom (5+kk)

Sold

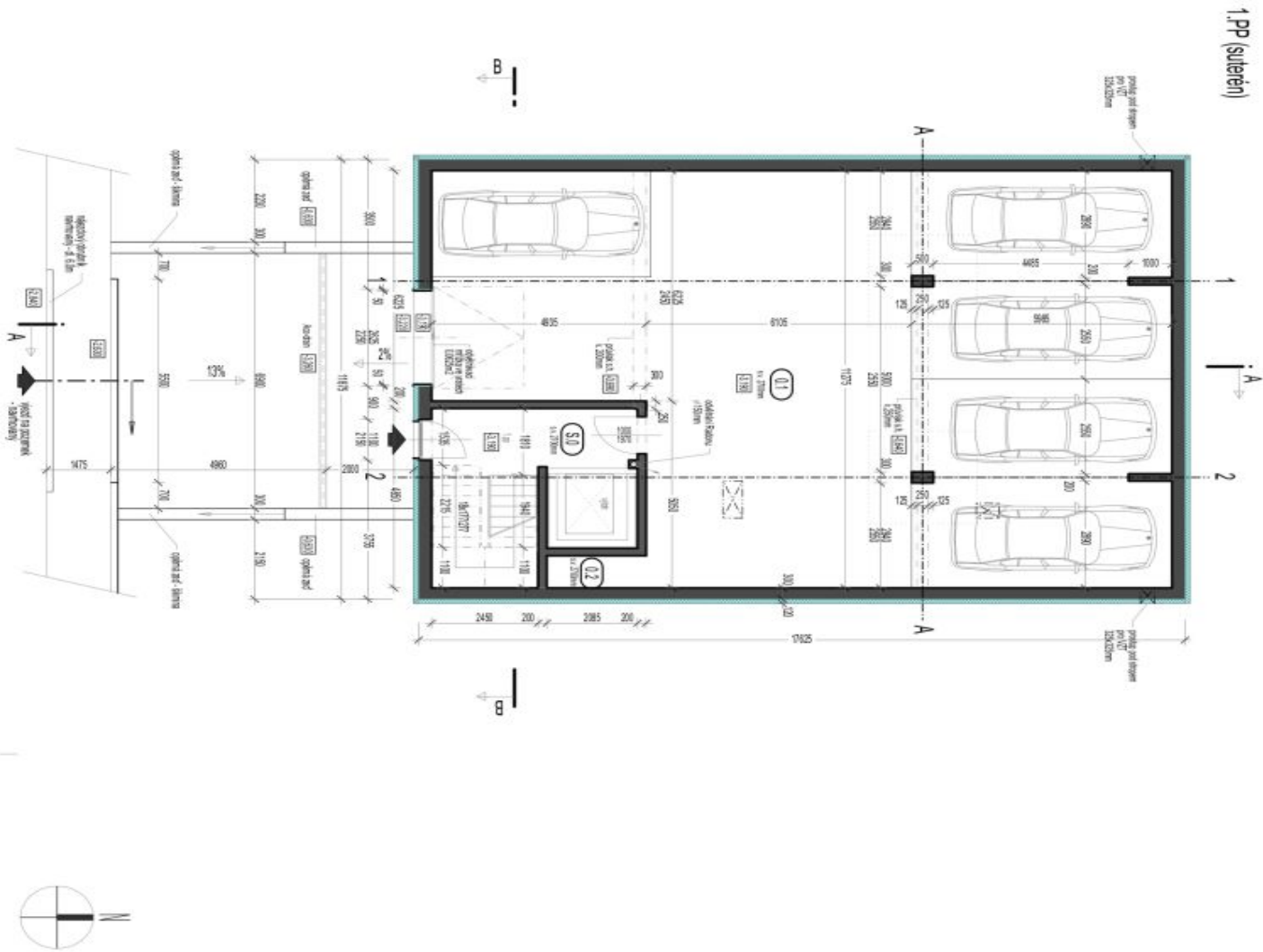
161.4 m², Prague 4, Braník



Apartment Four-bedroom (5+kk)

Sold

161.4 m², Prague 4, Braník



LEGENDA MÍSTNOSTI								
Číslo	Název místnosti	Plocha m ²	Poznámky	Poznámka				
S0	Společná část	5,3	<table><tr><td>Plocha</td><td>5,3000000000</td></tr><tr><td>Průměr</td><td>1,8000000000</td></tr></table>	Plocha	5,3000000000	Průměr	1,8000000000	
Plocha	5,3000000000							
Průměr	1,8000000000							
S1	Ložnice	18,3	<table><tr><td>Plocha</td><td>18,3000000000</td></tr><tr><td>Průměr</td><td>4,2700000000</td></tr></table>	Plocha	18,3000000000	Průměr	4,2700000000	
Plocha	18,3000000000							
Průměr	4,2700000000							
S2	Ložnice	12,0	<table><tr><td>Plocha</td><td>12,0000000000</td></tr><tr><td>Průměr</td><td>3,4600000000</td></tr></table>	Plocha	12,0000000000	Průměr	3,4600000000	
Plocha	12,0000000000							
Průměr	3,4600000000							
S3	Ložnice	12,0	<table><tr><td>Plocha</td><td>12,0000000000</td></tr><tr><td>Průměr</td><td>3,4600000000</td></tr></table>	Plocha	12,0000000000	Průměr	3,4600000000	
Plocha	12,0000000000							
Průměr	3,4600000000							
S4	Ložnice	12,0	<table><tr><td>Plocha</td><td>12,0000000000</td></tr><tr><td>Průměr</td><td>3,4600000000</td></tr></table>	Plocha	12,0000000000	Průměr	3,4600000000	
Plocha	12,0000000000							
Průměr	3,4600000000							
W	Wc	2,0	<table><tr><td>Plocha</td><td>2,0000000000</td></tr><tr><td>Průměr</td><td>1,4100000000</td></tr></table>	Plocha	2,0000000000	Průměr	1,4100000000	
Plocha	2,0000000000							
Průměr	1,4100000000							
K	Kuchyň	10,0	<table><tr><td>Plocha</td><td>10,0000000000</td></tr><tr><td>Průměr</td><td>3,1600000000</td></tr></table>	Plocha	10,0000000000	Průměr	3,1600000000	
Plocha	10,0000000000							
Průměr	3,1600000000							
L	Obývací pokoj	25,0	<table><tr><td>Plocha</td><td>25,0000000000</td></tr><tr><td>Průměr</td><td>5,0000000000</td></tr></table>	Plocha	25,0000000000	Průměr	5,0000000000	
Plocha	25,0000000000							
Průměr	5,0000000000							
B	Balkon	5,0	<table><tr><td>Plocha</td><td>5,0000000000</td></tr><tr><td>Průměr</td><td>2,2400000000</td></tr></table>	Plocha	5,0000000000	Průměr	2,2400000000	
Plocha	5,0000000000							
Průměr	2,2400000000							
Celková plocha: 109,6 m ²								

LEGENDA MATERIÁLŮ	
S1	Podlahová krytina
S2	Podlahová krytina
S3	Podlahová krytina
S4	Podlahová krytina
W	Podlahová krytina
K	Podlahová krytina
L	Podlahová krytina
B	Podlahová krytina