

## Apartment One-bedroom (2+kk)

Sold

83 m<sup>2</sup>, Prague 4, Braník, Gončarenkova

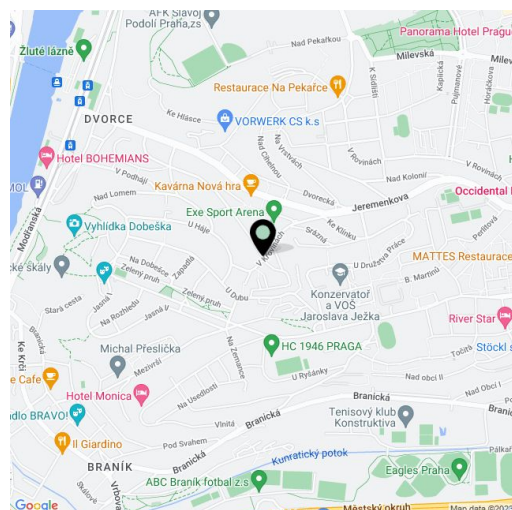


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Total area	90 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	500 000 CZK
Garage	Yes
Cellar	Yes
PENB	D
Reference number	44016



\* 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 renovated, fully furnished apartment with a loggia and nice direct green views is part of a small apartment building without elevator set in a quiet place on a cul-de-sac in a popular part of Prague 4 - Braník in Dobeška. The purchase price includes a garage.

The current layout of the 1-bedroom apartment on the 2nd floor consists of a living room with a dining area, an adjoining kitchen, 1 bedroom, a large bathroom with a toilet, an entrance hall, and a hallway. It is possible to return it to its original 2-bedroom layout. The living room has access to a **south-facing loggia with a soothing view of mature trees.**

The floors are **wooden** floating; Euro windows are also wooden. Facilities include a kitchen unit with built-in **Siemens** appliances, a high-quality built-in **sound system** in the entire apartment, and furniture by the French brand **Ligne Roset** (including a sofa that can be folded out into a bed for 2 people). Heating is by a Buderus gas boiler. The price includes a **spacious cellar and a separate garage** in the basement. The building is maintained and a new facade is planned.

The sought-after pleasant residential location with a **cozy atmosphere** offers plenty of greenery and easy access to all services. There is a **cafe**, a **sports field**, and a health center within walking distance; a shopping center and the Budějovická metro station are 5 minutes away by bus, and a tram stop is 2 minutes away. There is a **swimming stadium** nearby, and you can quickly connect to the **bike path along the Vltava.**

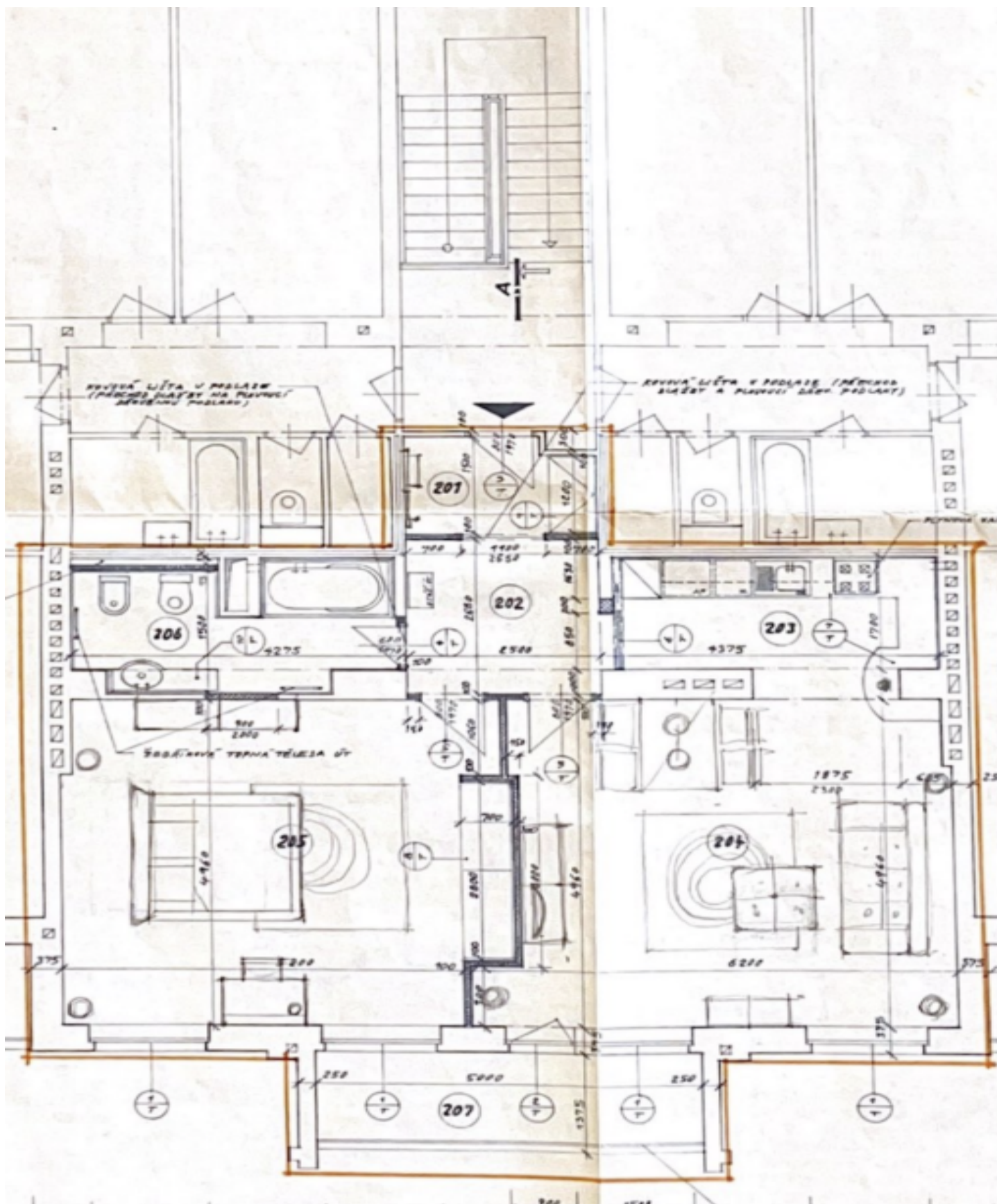
Interior 83.2 m<sup>2</sup>, loggia 6.85 m<sup>2</sup>.



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ПЭРАТ	УСЭЛ ВУУЭНІ	ПЛОЩАД (M <sup>2</sup> )
201	ПРЭДСІЊ	3,55
202	СНОДБА	6,70
203	КУХЫНЬСКІ КОУТ	8,75
204	ДВУВАСІ РОКОУ	30,60
205	ЛОЖНІЦЕ	26,75
206	КОУРБІЛНА / WC	0,85
207	ЛОДЖІЕ	6,05