



Apartment Four-bedroom (5+kk)

Sold

161.4 m², Praha 4, Braník





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Total area	161 m ²
Garden	205 m ²
Parking	1 garage parking space, 1 outdoor space
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, kindergarten 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.



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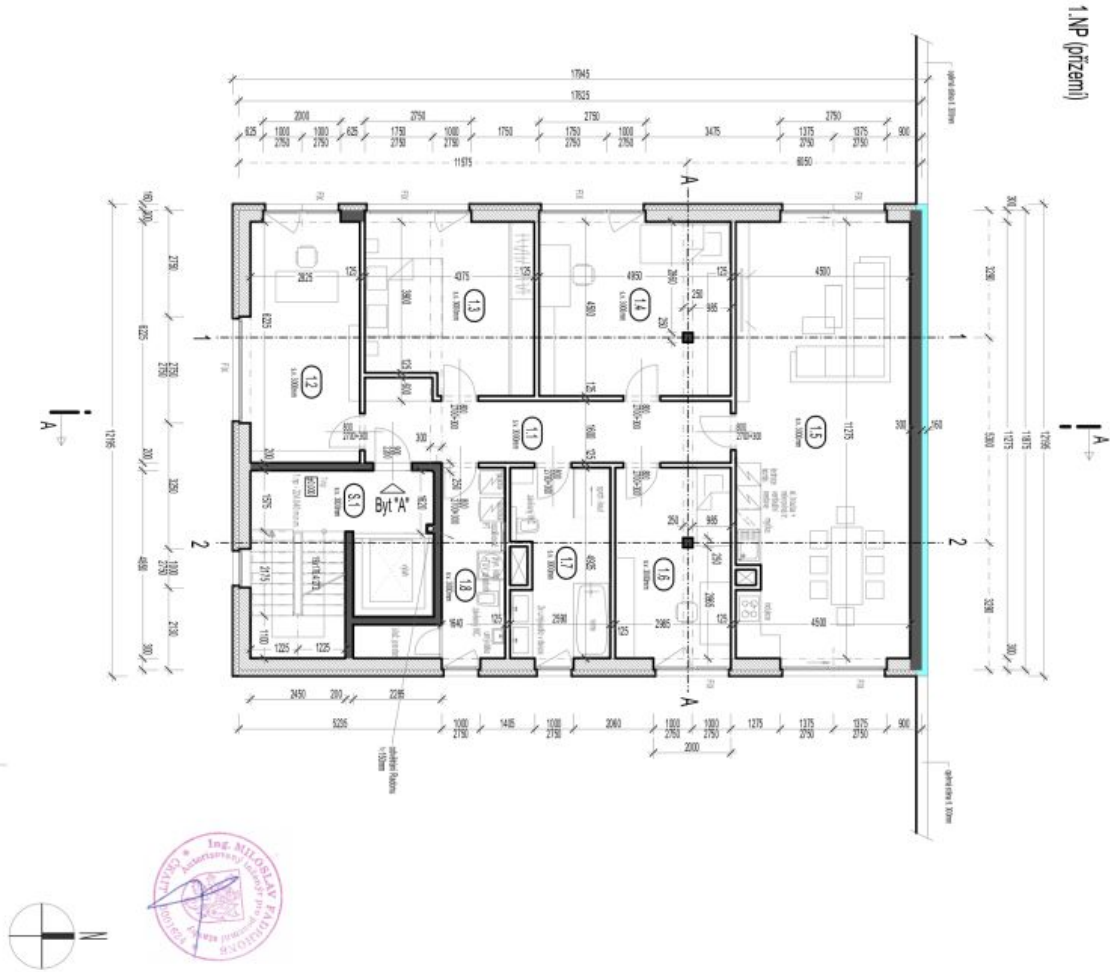




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LEGENDA MÍSTNOSTI

Číslo	Název místnosti	Plocha m ²	Poznámka
S.1	Společný prostor	15	
Byt 4 - 5kk - plocha celkem 161,4m²			
1.1	Obývací	92	obývací prostor
1.2	Jídelna	97,3	obývací prostor
1.3	Kuchyň	9,6	obývací prostor
1.4	WC	2,2	obývací prostor
1.5	Obývací pokoj	31,4	obývací prostor
1.6	Průchod	14,6	obývací prostor
1.7	Koridory + WC	12,0	obývací prostor
1.8	Technická místnost + WC	11,1	obývací prostor

LEGENDA MATERIÁLŮ

Číslo	Název materiálu	Poznámka
1.1	Podlahy	Podlahy v obývacím prostoru, jídelně a kuchyni: dřevotřísková deska s PVC fólií, v ostatních místnostech: keramická dlažba.
1.2	Stěny	Stěny v obývacím prostoru, jídelně a kuchyni: sádko-gips, v ostatních místnostech: keramická dlažba.
1.3	Stropy	Stropy v obývacím prostoru, jídelně a kuchyni: sádko-gips, v ostatních místnostech: keramická dlažba.
1.4	Okna	Okna: dřevěná okna s bezpečnostním sklem.
1.5	Podlahy	Podlahy v technické místnosti: keramická dlažba.



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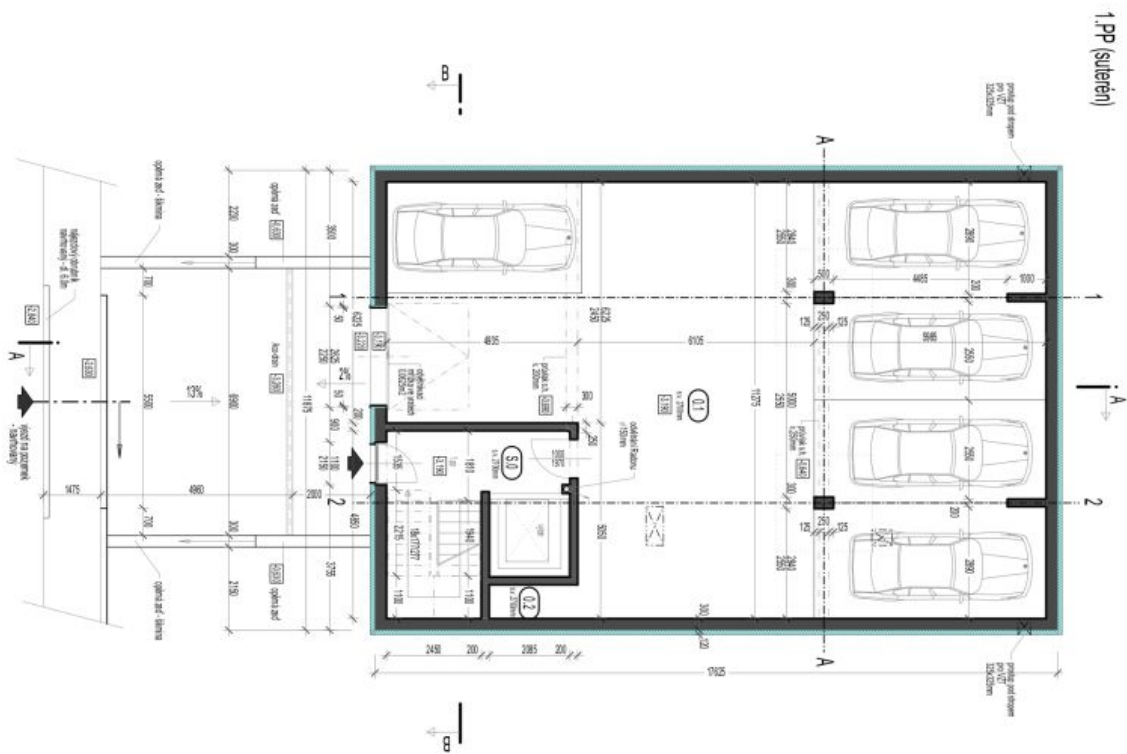




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LEGENDA MÍSTNOSTI

Číslo	Název místnosti	Podlahová plocha (m ²)	Podlaží	Poznámka
0.1	Společná prosklená	19.3	1.3	
0.2	Garáž	161.4	1.3	

LEGENDA MATERIÁLŮ

	NOVA DILKOVITÁ VYKLENKOVANÁ - 1. Žebřík (křesadlo na vyhledání)
	NOVA DILKOVITÁ VYKLENKOVANÁ - 2. Žebřík (křesadlo na vyhledání)
	NOVA DILKOVITÁ VYKLENKOVANÁ - 3. Žebřík (křesadlo na vyhledání)
	NOVA DILKOVITÁ VYKLENKOVANÁ - 4. Žebřík (křesadlo na vyhledání)