



## Apartment Four-bedroom (5+kk)

Sold

161.4 m<sup>2</sup>, Praha 4, Braník





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Total area	161 m <sup>2</sup>
Garden	220 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	-
PENB	A
Reference number	39223

\* 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 apartment with a private garden, and 2 parking spaces is situated in a new, timeless energy-efficient 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 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 a toilet), a utility room (with a toilet and a connection to a washer and dryer), a closet, and a large entrance hall that connects 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 (220 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 m<sup>2</sup>, garden 220 m<sup>2</sup>.

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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