



Apartment Two-bedroom (3+kk)

Sold

101.1 m², Praha 4, Braník, Ke Krči





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Total area	123 m ²
Floor area*	101 m ²
Balcony	9 m ²
Loggia	14 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	43872

This high-standard apartment with a loggia, a balcony, and a garage parking space is part of a new energy-efficient residential project located in a nice place in "old" Braník, providing a cozy atmosphere and a complete infrastructure.

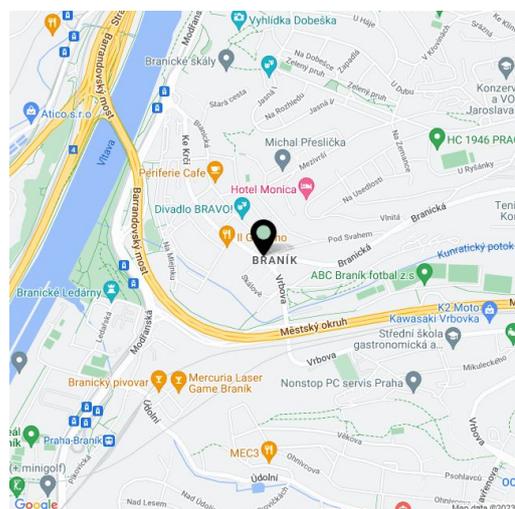
The practical layout of the 2nd floor apartment consists of a spacious living room with an open plan kitchen and a **sunny balcony** facing the **greenery**, as well as 2 bedrooms with access to a **large loggia**, a bathroom, a separate toilet, a closet, an foyer, and a hallway.

The high-standard facilities include **wooden floors**, plastic windows with thermally insulating triple glazing and a preparation for exterior blinds, **recuperation, underfloor heating** (heat source is the central domestic gas boiler), balcony and loggia lighting, home **video intercom**, entrance fireproof and security doors, data and STA socket in all rooms, smoke detector, **Laufen** sanitary ware, and a preparation for an intelligent home system. The apartment is equipped with a new **designer kitchen unit made to measure with Franke appliances and a wine fridge**. The purchase price includes **1 garage space and a cellar storage unit**. The energy class B building has an **elevator** and is guarded by a camera system.

A nice location with **plenty of greenery** is within easy reach of everything you need. Within walking distance is a kindergarten and elementary school, a supermarket, a pharmacy, a post office, a restaurant, a cafe, and **several sports grounds** (football and baseball fields, volleyball and tennis courts, a Sokol gym, a dance conservatory, or a **bike path** along the Vltava River). Transport connections to metro stations are provided by buses, and a tram stop is a 2-minute bus ride away. By car, you can easily drive to the City and Prague Ring Roads.

Floor area 101.1 m², loggia 13.7 m², balcony 8.5 m², cellar 6.4 m².

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



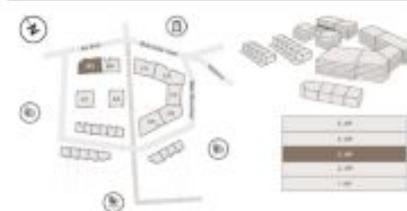
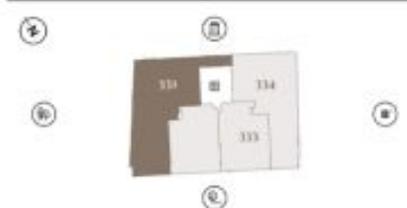
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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331.1A	Zádvěří	6,30 m ²
331.1B	Chodba	6,60 m ²
331.2	Komora	2,80 m ²
331.3	Pokoj	15,70 m ²
331.4	Pokoj	18,00 m ²
331.5	Koupelna	5,70 m ²
331.6	WC	2,90 m ²
331.7	Pokoj s kuchyňským koutem	37,80 m ²

OBYTNÁ PLOCHA JEDNOTKY 95,80 m²331.X Světlé konstrukce 5,30 m²**PODLAHOVÁ PLOCHA JEDNOTKY** 101,10 m²331.8 Balkón 8,50 m²331.9 Lodžie 13,70 m²1016 Sklep 1016 6,40 m²**SITUACE PROJEKTU – ŘEZ OBJEKTEM****UMÍSTĚNÍ NA PATŘE****ENERGETICKÝ ŠTÍTEK B – VELMI ÚSPORNÁ**

Kuchyňská linka, elektrické spotřebiče ani nábytek nejsou součástí ceny bytu. Rozměrnější nábytek je pouze ilustrativní. Výměry jednotlivých místností jsou převzaty z projektové dokumentace. Veškeré informace a údaje včetně vizualizací uvedených na této stránce jsou pouze informativní povahy. Vizualizace, grafické zobrazení a obsahové popisy netvoří přehlednou předlohu realizace stavby projektu nebo bytů a představují pouze orientační zobrazení, které může v budoucnu podléhat změnám. Závažným podkladem realizace je povahově výhradně smlouva dokumentace.

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BRANÍK / 331 / 3+KK / 101.1 m² / 3. NP / JZ