



## 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

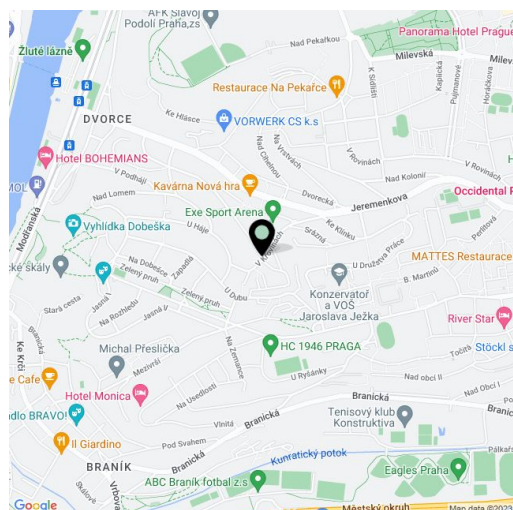
This renovated, fully furnished apartment with a loggia and nice direct green views is part of a small apartment building without elevator set in a quiet place on a cul-de-sac in a popular part of Prague 4 - Braník in Dobeška. The purchase price includes a garage.

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>.



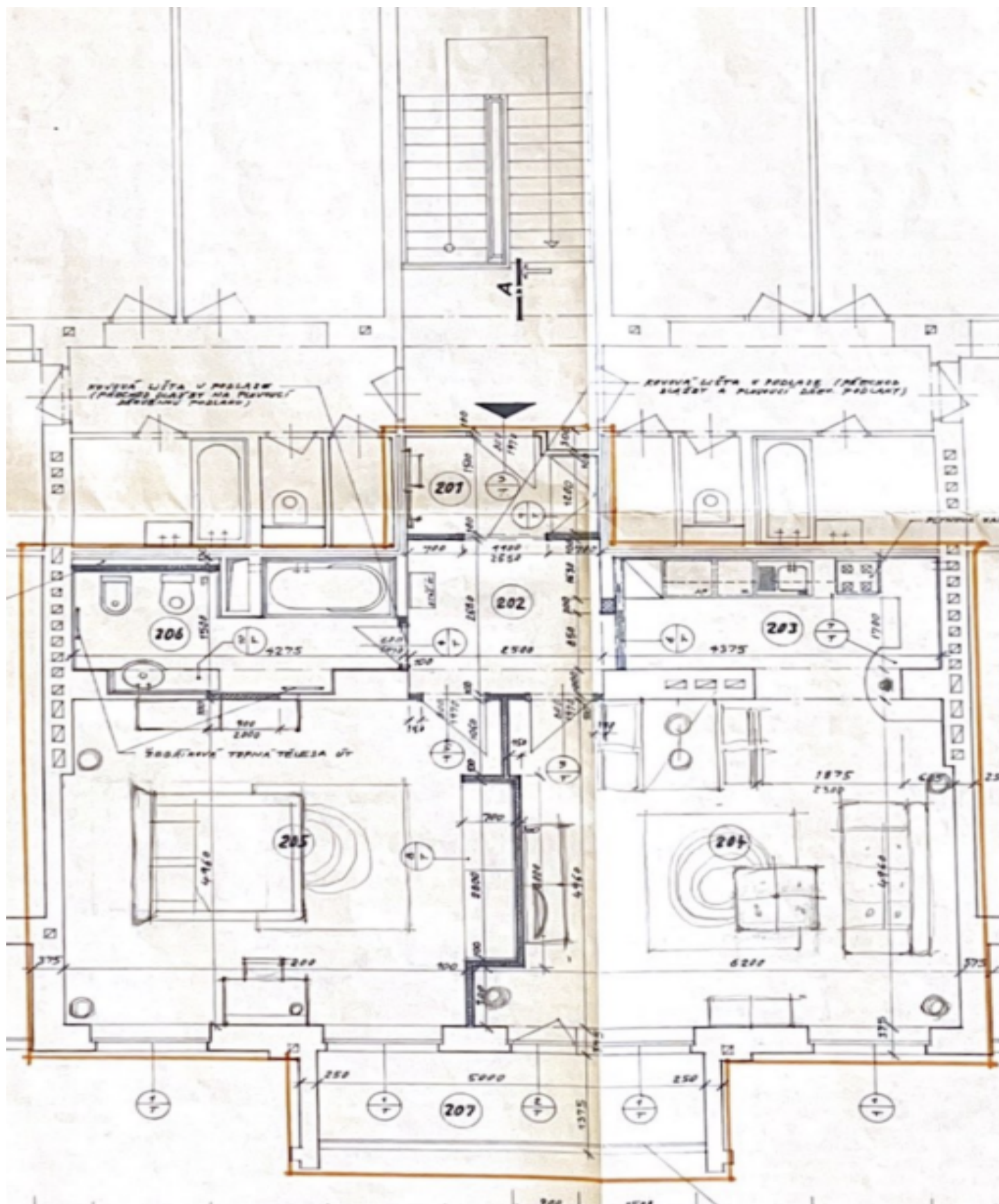
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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ETÁŽ	ÚČEL VYUŽITÍ	PLOCHA (m <sup>2</sup> )
201	PŘEDSÍŇ	3,55
202	CHODBA	6,70
203	KUCHYŇSKÝ KOUT	8,75
204	OBÝVACÍ POKOJ	30,60
205	LOŽNICE	26,75
206	KOUPELNA / WC	0,85
207	LODŽIE	6,05