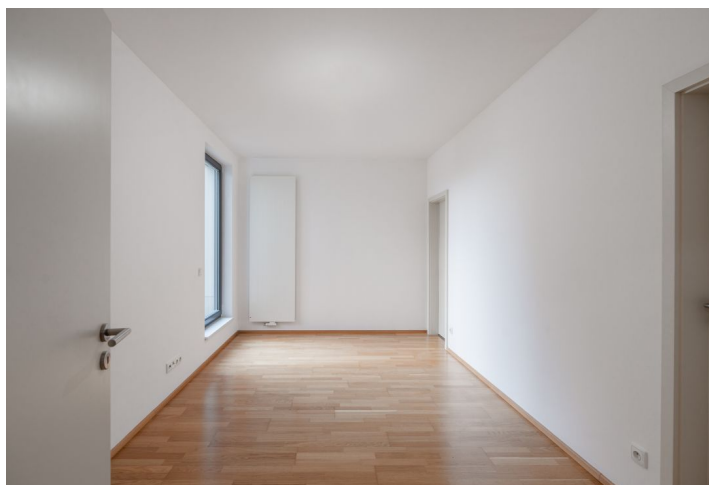




## Apartment Three-bedroom (4+kk)

€ 790 826 | CZK 20 000 000

118.85 m<sup>2</sup>, Praha 4, Braník, Nad Vinohradem





## Apartment Three-bedroom (4+kk)

€ 790 826 | CZK 20 000 000

118.85 m<sup>2</sup>, Praha 4, Braník, Nad Vinohradem

Total area	130 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	One garage parking space + another one on the plot.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105593

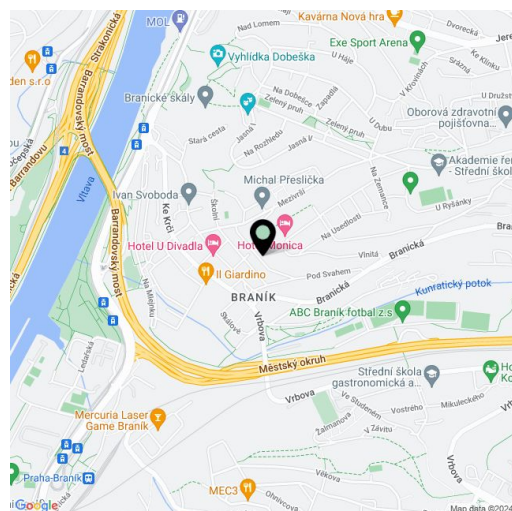
This spacious 3-bedroom 2-bathroom apartment with a 15 m<sup>2</sup> terrace is located on the 1st floor of a modern building with an elevator, in a quiet residential neighborhood with plenty of greenery. The intimate Residence Braník apartment project offers a high level of privacy and beautiful views of the surroundings. The area also provides excellent civic and cultural amenities, as well as options for sports enthusiasts, including a bike path along the Vltava River, the Hamr sports center, and the Hodkovičky Golf Course.

The interior features a living room with a dining area and a fully fitted open plan kitchen, a master bedroom with a his and hers fitted walk-in closet, two additional bedrooms, two bathrooms (walk-in shower, toilet/bathtub, toilet), and a large entrance hall with a built-in wardrobe. The terrace is accessible from two bedrooms.

Wooden floating floors, tiles, security entry door, wooden windows, automatic blinds with a master switch, custom interior doors with a clean design, a timeless kitchen with built-in appliances and an American-style refrigerator, security entrance door, and an alarm system. The property includes 1 garage space, 1 parking space in front of the building, and a spacious cellar (17 m<sup>2</sup>). The building offers both a staircase and an elevator.

Residence Braník is located on the quiet street Nad Vinohradem in Prague 4 – Braník, with views of Barrandov, the Vltava Valley, and the Braník Brewery. The area boasts excellent civic and cultural amenities, including schools, kindergartens, shops, restaurants of various cuisines, and theaters. For those who enjoy active leisure, there is the Hodkovičky golf course, Hamr sports complex, as well as numerous cycling and in-line skating trails nearby.

Floor area 118.85 m<sup>2</sup>, terrace 11 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.

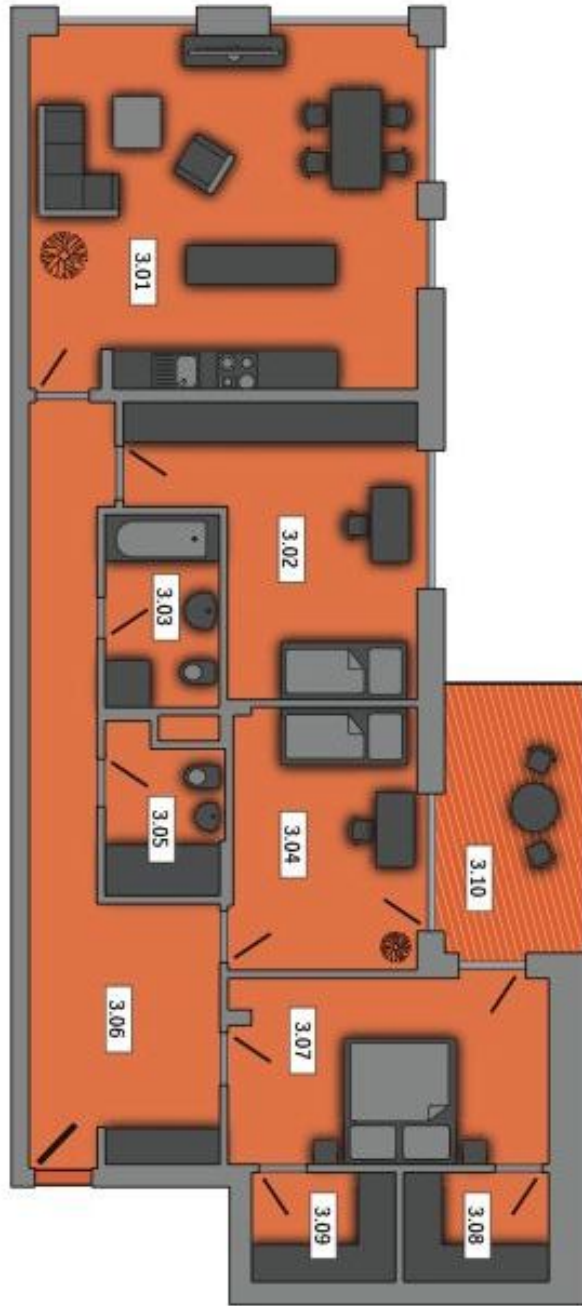


# Apartment Three-bedroom (4+kk)

€ 790 826 | CZK 20 000 000

118.85 m<sup>2</sup>, Praha 4, Braník, Nad Vinohradem

Wyřizbený styl bydlení.



Byt č. 03/4+kk

<b>Byt</b>	03
Číslo bytu	1NP
Podlaží	4+kk
<b>Typ</b>	4+kk
<b>Čistá plocha bytu</b>	119,50 m <sup>2</sup>
Terasa	10,74 m <sup>2</sup>
<b>Plocha celkem</b>	130,24 m <sup>2</sup>
Sklep	12,26 m <sup>2</sup>

<b>Místnosti</b>	
3.01 Obývací pokoj s kk	34,89 m <sup>2</sup>
3.02 Ložnice	17,19 m <sup>2</sup>
3.03 Koupelna s wc	5,23 m <sup>2</sup>
3.04 Ložnice	12,57 m <sup>2</sup>
3.05 Koupelna s wc	4,48 m <sup>2</sup>
3.06 Chodba	21,85 m <sup>2</sup>
3.07 Ložnice	15,17 m <sup>2</sup>
3.08 Suter	4,06 m <sup>2</sup>
3.09 Suter	4,06 m <sup>2</sup>
3.10 Terasa	10,74 m <sup>2</sup>

