



Apartment Three-bedroom (4+kk)

Sold

105 m², Prague 4, Braník, Ve Studeném





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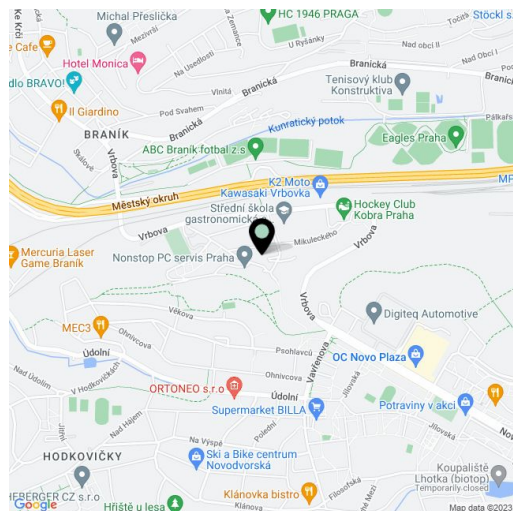
Total area	120 m ²
Floor area*	105 m ²
Terrace	15 m ²
Parking	2 parking spaces
Garage	Yes
Cellar	Yes
Service price	4 558 CZK monthly
PENB	B
Reference number	25498

Boasting a southwest-facing terrace and stunning views of the Barrandov rocks and Barrandov Terraces is this air-conditioned, three-bedroom flat. Located on the 3rd floor of a newly built residence in the most attractive part of Braník, at the edge of a villa quarter, on a very quiet street just a few steps from the forest.

The apartment consists of a living room with a fully equipped kitchen and a terrace with electrically operated awning, master bedroom with en-suite bathroom, second bedroom (possibility of easy dividing it into two rooms), a shared bathroom, and a utility room with boiler, washing machine and dryer. Facilities include air-conditioning, **oak hardwood floors**, wooden windows with electrically operated external blinds, high quality sanitary ware and bathroom fixtures, underfloor heating. The purchase price included **2 garage parking spaces** and a **storeroom** replacing the cellar.

Quiet location surrounded by greenery, with full services at your fingertips. Nearby you can find the Novodvorská Plaza shopping mall, nurseries, kindergartens, schools, large sports field with tennis courts, football, volleyball and baseball pitch, and the Kobra Stadium. Good transport accessibility thanks to the nearby connection to Jižní spojka.

Interior 105 m², terrace 15 m², cellar 2.7 m².



* 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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Byt (1:150)

