



## Apartment Three-bedroom (4+kk)

Sold

160 m<sup>2</sup>, Prague 4, Braník, Ve Studeném





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Total area	260 m <sup>2</sup>
Floor area*	160 m <sup>2</sup>
Terrace	100 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	-
Service price	6 173 CZK monthly
PENB	B
Reference number	25500

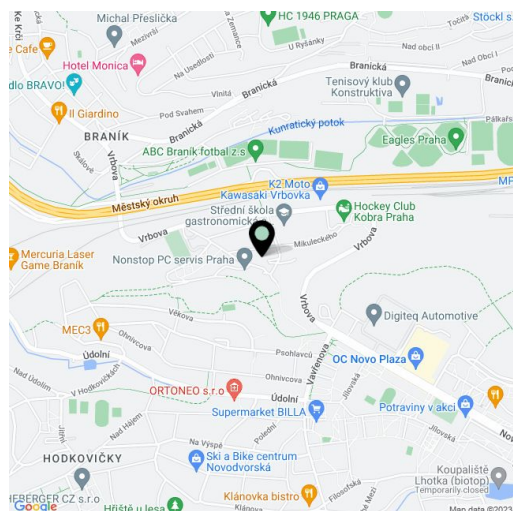
Boasting a stylish, designer interior and generous south-facing terrace with stunning views of the Barrandov rocks, this air-conditioned penthouse occupies the entire 4th floor of a newly built residence in the most attractive part of Braník. A peaceful area at the edge of a villa quarter, on a very quiet street just a few steps from the forest.

The main feature of the apartment is a large living room with a kitchen, a dining area, and access to a unique, spacious terrace with a **Jacuzzi**, an automatically irrigated garden, heated floor, pergola, and remote-controlled awning. The private zone comprises a bedroom with an en-suite bathroom and walk-in closet, a study, and a lovely **wellness area** with a relaxation corner, shower and, **Finnish sauna** providing beautiful views of the valley. There is also a guest toilet, a utility room, and a closet. Currently, there are 2 bedrooms in the apartment - one bedroom in the back of the apartment can be easily divided into 2 bedrooms (original intention of the developer).

Quality materials and technologies including **hardwood oak floors**, wooden large-format and simple windows with remote-controlled exterior blinds, glass interior doors, ESS and internet distribution in all rooms. The purchase price includes **2 garage parking spaces**.

In a quiet location surrounded by greenery, with full services at your fingertips. Nearby you can find the Novodvorská Plaza shopping mall, nursery schools, kindergartens, schools, a large sports field with tennis courts, football, volleyball and baseball fields, and the Kobra Stadium. Good access by car thanks to the nearby connection to the South Connecting Road.

Interior 160.4 m<sup>2</sup>, terrace 99.5 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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