



## Apartment Two-bedroom (3+kk)

Sold

101.1 m<sup>2</sup>, Prague 4, Braník, Ke Krči





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|                  |                        |
|------------------|------------------------|
| Total area       | 123 m <sup>2</sup>     |
| Floor area*      | 101 m <sup>2</sup>     |
| Balcony          | 9 m <sup>2</sup>       |
| Loggia           | 14 m <sup>2</sup>      |
| 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.

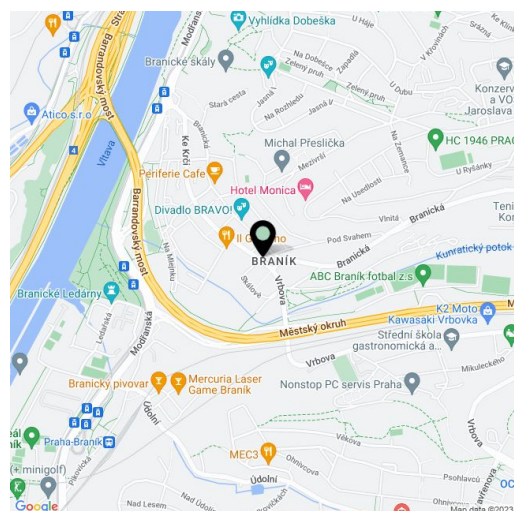
The practical layout of the 2nd floor apartment consists of a spacious living room with an open plan kitchen and a **sunny balcony** facing the **greenery**, as well as 2 bedrooms with access to a **large loggia**, a bathroom, a separate toilet, a closet, an foyer, and a hallway.

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 m<sup>2</sup>, loggia 13.7 m<sup>2</sup>, balcony 8.5 m<sup>2</sup>, cellar 6.4 m<sup>2</sup>.

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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BRANÍK / 331 / 3+KK / 101.1 m<sup>2</sup> / 3. NP / JZ

**ČÍSLO MÍSTNOST**

|        |                           |                      |
|--------|---------------------------|----------------------|
| 331.1A | Zádvěstí                  | 6,30 m <sup>2</sup>  |
| 331.1B | Chodba                    | 6,60 m <sup>2</sup>  |
| 331.2  | Komora                    | 2,80 m <sup>2</sup>  |
| 331.3  | Pokoj                     | 15,70 m <sup>2</sup> |
| 331.4  | Pokoj                     | 18,00 m <sup>2</sup> |
| 331.5  | Koupelna                  | 5,70 m <sup>2</sup>  |
| 331.6  | WC                        | 2,90 m <sup>2</sup>  |
| 331.7  | Pokoj s kuchyňským koutem | 37,60 m <sup>2</sup> |

**OBYTNÁ PLOCHA JEDNOTKY** 95,80 m<sup>2</sup>

331.X Světlé konstrukce 5,30 m<sup>2</sup>

**PODLAHOVÁ PLOCHA JEDNOTKY** 101,10 m<sup>2</sup>

331.8 Balkón 8,50 m<sup>2</sup>

331.9 Lodžie 13,70 m<sup>2</sup>

1016 Sklep 1016 6,40 m<sup>2</sup>

**SITUACE PROJEKTU – ŘEZ OBJEKTEM**



**UMÍSTĚNÍ NA PATŘE**



**ENERGETICKÝ ŠTÍTEK B – VELMI ÚSPORNÁ**

Kuchyňská linka, elektrické spotřebiče ani nábytek nejsou součástí ceny bytu. Rozměrnější nábytku 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. Závazným podkladem realizace je povahově výhradně smluvní dokumentace.

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