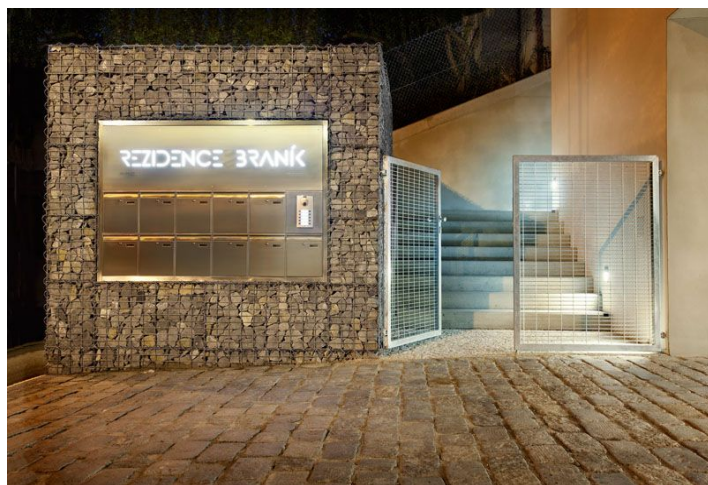




## Apartment Three-bedroom (4+kk)

€ 275 724 | CZK 6 900 000

119.26 m², Prague 4, Braník, Nad Vinohradem





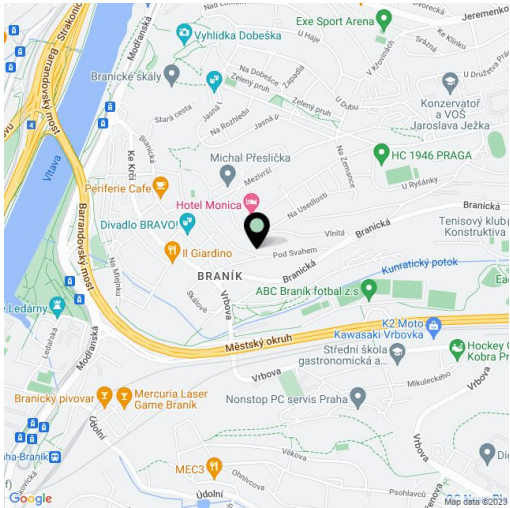
# Apartment Three-bedroom (4+kk)

€ 275 724 | CZK 6 900 000

119.26 m², Prague 4, Braník, Nad Vinohradem

|                  |        |
|------------------|--------|
| Total area       | 130 m² |
| Floor area*      | 119 m² |
| Balcony          | 11 m²  |
| Parking          | Yes    |
| Garage           | Yes    |
| Cellar           | -      |
| PENB             | G      |
| Reference number | 7188   |

The Braník Residence project is located in Braník, a quiet Prague 4 residential neighborhood, overlooking Barrandov, the Vltava valley and Braník Brewery. Total of nine apartments with functional layouts in sizes from one to three bedroom apartments spread over five floors of the residence. There are excellent amenities in the area including schools, kindergartens, theaters, shopping, and restaurants offering a variety of cuisines. Active individuals will appreciate the bike trail along the Vltava river, the Hamr sports center or Golf & Country Club Hodkovičky. This apartment offers open-space living room with kitchen, a separate bedroom with access to the terrace, two more bedrooms, one with two closets, two bathrooms and toilet. The price includes a generous storage unit of 12.26 square meters on the same floor. It is possible to purchase a garage parking space in the building for CZK 300,000 plus VAT and/or outdoor parking space in front of the building for CZK 200,000 plus VAT. Interior 119.50 square meters, terrace 10.74 square meters. The purchase price is listed without VAT.



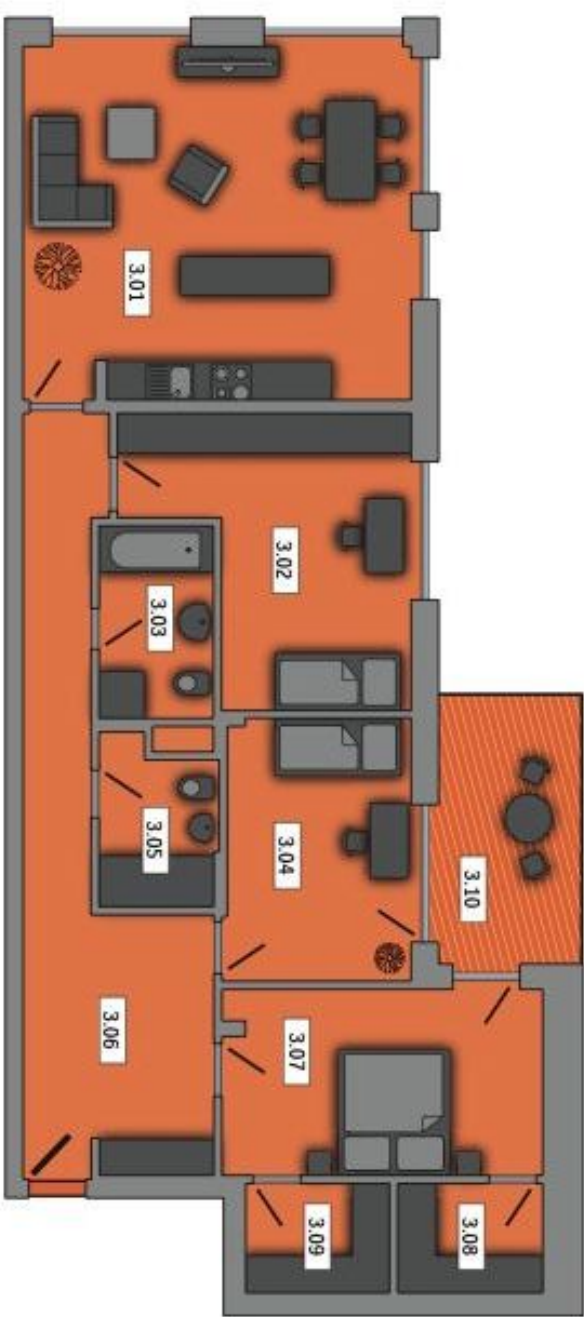
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+kk)

€ 275 724 | CZK 6 900 000

119.26 m², Prague 4, Braník, Nad Vinohradem



Vytříbený styl bydlení.

## Byt č. 03/4+kk

|                   |           |
|-------------------|-----------|
| Byt               |           |
| Číslo bytu        | 03        |
| Podlaží           | 1.NP      |
| Typ               | 4+kk      |
| Čistá plocha bytu |           |
| Terasa            | 119,50 m² |
| Plocha celkem     | 130,24 m² |
| Sklep             | 12,26 m²  |

|                         |          |
|-------------------------|----------|
| Místnosti               |          |
| 3.01 Obývací pokoj s lk | 34,89 m² |
| 3.02 Ložnice            | 17,19 m² |
| 3.03 Koupelna s wc      | 5,23 m²  |
| 3.04 Ložnice            | 12,57 m² |
| 3.05 Koupelna s wc      | 4,48 m²  |
| 3.06 Chodba             | 21,85 m² |
| 3.07 Ložnice            | 15,17 m² |
| 3.08 Šatna              | 4,06 m²  |
| 3.09 Šatna              | 4,06 m²  |
| 3.10 Terasa             | 10,74 m² |

