



**17,500,000 CZK**

including commission and legal services

**Luxury penthouse for sale: Skálové, Praha 4 - Braník**  
Skálové, Praha 4

registration number	<b>24029</b>
type of contract	<b>sale</b>
area	<b>262 sqm</b>
terrace	<b>yes</b>
PENB energy label	<b>B</b>

property type	<b>flat</b>
disposition	<b>2+kk</b>
floor	<b>3rd floor</b>
parking	<b>garage</b>
available from	<b>05.01.2025</b>

We offer for sale a luxury one bedroom penthouse with a terrace on the 3rd and 4th floors (top floors) of a modern building from 2022 in a quiet location in Prague 4 - Braník. The apartment has two entrances, on the 3rd floor from the staircase and on the 4th floor with a direct private entrance from the elevator. The spacious apartment with an area of 102,4 sqm offers unique living, is fully furnished with high-quality custom-built furniture and offers an entrance hall on the lower floor, a hall, a kitchen with a bar counter, a large living room with a dining room, a bedroom, a bathroom with a shower, a sink and a toilet, a utility room where a recuperation unit, a washing machine and a dryer are located. The modern Indeco kitchen is equipped with high-quality Bosch appliances (fridge with freezer, dishwasher, electric oven, microwave oven, extractor hood, built-in plate warmer). The rooms have air conditioning, heating is provided in the form of underfloor heating throughout the apartment. The apartment is equipped with external roller blinds on all windows and internal blackout curtains. The 160,3 sqm terrace is around the apartment, with direct entrances from the living room, kitchen and hallway. The apartment and terrace offer a beautiful, unobstructed view of the surroundings - the Vltava Valley and the Braník brewery complex. There is a lockable garage of 43,7 sqm with two spacious parking spaces and plenty of storage space, e.g. for sports equipment, roof boxes. There is direct access to the garage from the elevator, there is also a common room for bicycles and strollers. Access to the apartment and garage is barrier-free. Price for the equipment and the built-in furniture 1,950,000 CZK. The house is located in a quiet area of Prague 4 - Braník with good civic amenities and fast transport connections to the city center, nearby is the exit to the Prague Ring Road with connection to the highway network. There are grocery stores, a pharmacy, and restaurants in the vicinity of the house. The "Branické náměstí" bus stop is just a two-minute walk from the house, the connection to the metro B Smíchovské nádraží takes about 10 minutes, the city center takes about 20 minutes by public transport. For sports, there are cycle paths along the Vltava River, walking paths, and nearby are the renowned Žluté lázně, the Podolí swimming stadium, tennis courts, a ropes course and the Hodkovičky golf club. The Brumlovka sports center is about 10 minutes by car.