



VILADŮM  
BRANÍK



We present the unique Villa Braník project, set in greenery and gardens located right beside each other. Villa Braník has just four generously designed apartments and an underground garage. Villa Braník is located on a south facing plot with a total area of 1140 m<sup>2</sup>. Three apartments with layouts of 5+kk and one 4+kk with gardens of 720 m<sup>2</sup>. The project will delight and enchant you with its characteristic atmosphere and unique setting on a green hill. Villa Braník is in the popular area of Braník in Prague 4, with parking options and good access to the city centre while being situated in nature. An oasis of peace in the middle of a busy city – what more could you want? The spacious gardens give you many choices to plant ornamental flowers, shrubs, and trees. Complement your living space with a beautiful outdoor seating area and glazed pergola.

## 1st floor

5+kk  
usable area 172 m<sup>2</sup>  
garden 200m<sup>2</sup>



## 2nd floor

5+kk  
usable area 172 m<sup>2</sup>  
garden 220m<sup>2</sup>



## 3rd floor

5+kk  
usable area 172 m<sup>2</sup>  
garden 270m<sup>2</sup>



## 4th floor

5+kk  
usable area 100 m<sup>2</sup>  
terrace 124m<sup>2</sup>



## Parking:

9 cars in total, 5 in garages and 4 on the property



**RELAXATION:** We are pleased to present the luxurious Villa Braník. The unique villa has a total area of 1140 m<sup>2</sup> and will enchant you with its atmosphere and green setting. Each apartment has access to a spacious garden. Villa Braník is designed for the most discerning clients. Villa Braník offers housing near the city in the popular area of Braník in Prague 4, with year-round access to nature.



**LUXURY HOUSING:** When we designed Villa Braník, we explored the design, quality, functionality and practical layout of the apartments and garden, with maximum attention to its aesthetic value and well-being for living. The interiors will be decorated with original paintings. In developing the architectural concept, aesthetics and timeless design were crucial factors. The basic principles of modern 21st century architecture guarantee lasting value and timelessness. We have created an exceptional place

Comfortable relaxation is important in life, the most of your day you will spend in the bedrooms or living rooms, therefore, all the living spaces are equipped with air-conditioning systems, which will make especially the summer months better.

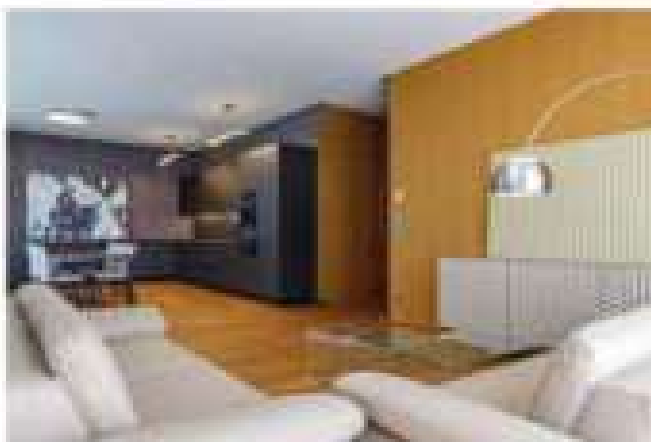


**TECHNOLOGIES:** Living in designed housing is accentuated not only by the unique location of the project, but also by the modern design of the apartments and the functionality of carefully selected materials and high standard fixtures and fittings, such as aluminium triple glazed windows, electric roller shutters, wooden three-layer wall-to-wall glued flooring, large-format wall and floor tiles, underfloor heating, smart home management system, heat recovery and in selected apartments also air conditioning.

**GARDENS:** Creating a garden is an artistic process, and our goal is to prepare an oasis of peace where you will feel like you are surrounded by a green harmony of trees, shrubs, and flowers. Each space is unique, and each location has its own charm and characteristics. Our approach sensitively respects the wishes of garden users and builds on the architecture of the buildings located on the land. The garden thus becomes an extension of the living space, communicates with the house, and completes its space.

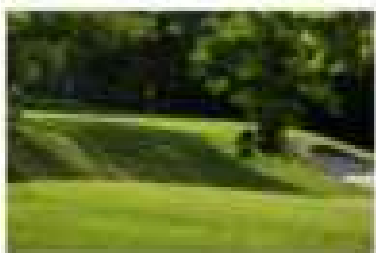


**PREMIUM HOUSING:** We have carefully selected top brands from the world of technological innovation, design, and residential interiors for the most discerning clients. Surround yourself with technological quality, pure natural beauty, and aesthetic design. Apartments are designed to the highest standard and feature wooden floors, branded items and accessories in the bathrooms and toilets, large format tiling, aluminium windows with insulated triple glazing, rebate-free interior doors, interior partitions, and large format artwork canvases.





**LOCATION:** Braník is an area of Prague that has retained its distinctive character yet offers much that is new and inspiring. The location is exceptional and has quick access to the centre. In just a few minutes, transport can take you from a valley of gardens to the city centre.



**SCHÜCO**

Schueco is a leading supplier of high-quality window, door and facade systems made of aluminium and steel. Millions of Schueco products are used around the world and meet the highest requirements in design, comfort, security and energy efficiency.

**LAUFEN**

Laufen – the personality of this highly traditional Swiss brand reflects a symbiosis of design, quality and functionality. Laufen, the premium brand under the ROCA umbrella, is one of the world's leading manufacturers with a global distribution network.

**Villeroy & Boch**  
1748

Villeroy & Boch produces innovative and stylish products to enhance people's lives, provide continuous inspiration and open new horizons for truly personalised interior design. Since its foundation in 1748, the ceramic producer has developed into an international lifestyle brand.

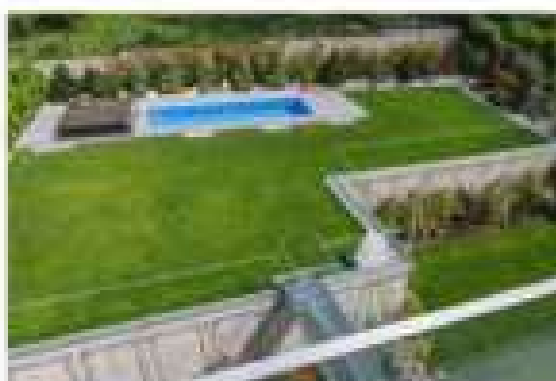


**FMG**

Iris ceramica – “Innovation is not just an aim but the underlying drive in new strategies, a unifying principle that brings together the most change-oriented forces within or outside any company. New lifestyles demand new products. Fresh priorities, such as indoor environments and the environments outside homes, offices and public buildings, lead to updated models in the use of materials.”

**Sykora**

SYKORA a Czech company with a long tradition. They have been manufacturing kitchens and furniture since 1992. They used the experience from foreign countries and created products that fulfilled vision and customer's wishes. They provide a wide range of products and services in kitchen studios. They use state-of-the-art computer software for custom-made kitchen design. They equip the kitchen sets with the most advanced technologies. The products have gained an international reputation and help to improve the lives of most demanding clients not only in the Czech Republic but also abroad.









<https://vilavbraniku.cz>