

## Apartment Three-bedroom (4+kk)

Sold

177 m<sup>2</sup>, Prague 6, Bubeneč, Na Marně



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Total area	197 m <sup>2</sup>
Floor area*	177 m <sup>2</sup>
Loggia	20 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	19992

Benefitting from 2 loggias and floor-to-ceiling windows with views of the adjacent park, this high standard 3-bedroom apartment is part of the Villa Atrium Bubeneč, a modern project consisting of two elegant glazed buildings featuring only 10 residential units, set in a pleasant, quiet corner of the prestigious residential quarter of Prague 6. Timeless design, top quality fittings and a sought after address rank these apartments among the best of contemporary housing. Completion scheduled for the end of 2016.

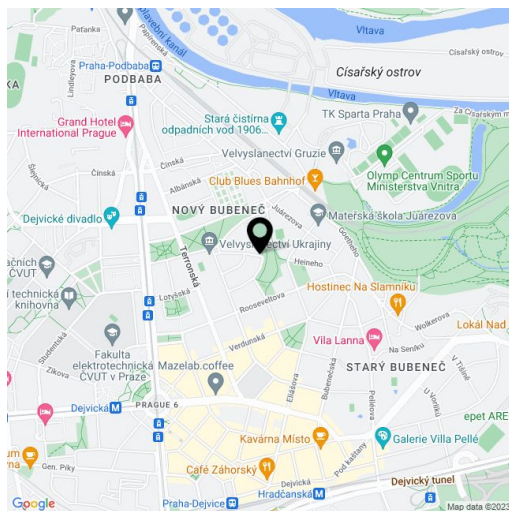
Occupying the entire 1st floor, the flat is dominated by a spacious living room with a kitchen, dining area and loggia access; it also offers 3 bedrooms with en-suite bathrooms, one of them also with another loggia, a hall, guest toilet and utility room/storage room.

Equipment to include **air-conditioning**, Bauwerk hardwood floors, Porcelaingres tiles, **triple-glazed aluminum windows**, aluminum shutters with electric control, **Dornbracht**, Hüppe or Laufen bathroom fixtures, underfloor heating, **interior doors with internal hinges**, security door, videophone. Benefitting from a layout with **mostly only one apartment occupying each floor**, the residence will provide maximum comfort and privacy. The purchase price of each unit includes a **cellar** and up to **3 garage parking spaces**.

Bubeneč rightfully belongs to the most popular of Prague's residential areas. In addition to the pleasant and peaceful atmosphere with a number of beautiful parks, such as the **nearby Královská obora Stromovka and Letná**, the location offers excellent connections to the city center (tram, metro) and easy access to the Letiště Václava Havla airport. Complete amenities including quality international nurseries, schools, restaurants, cafes and sports clubs just a few minutes walk from the house.

Interior 177.3 m<sup>2</sup>, loggia 19.5 m<sup>2</sup>, 2 garage parking spaces, basement.

August 2015 - Construction started



\* 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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## BYT 3 2.NP

4+KK 177,3 M<sup>2</sup>

3.01	VSTUP-HALA	17,2 M <sup>2</sup>
3.02	WC	2,8 M <sup>2</sup>
3.03	KOCHARA	7,4 M <sup>2</sup>
3.04	OBYVAČI POKOJ/LOUŽE	53,2 M <sup>2</sup>
KUCHYŇE		
3.06	POKOJ	22,1 M <sup>2</sup>
3.07	KOUPELNA	4,7 M <sup>2</sup>
3.08	KOUPELNA	4,5 M <sup>2</sup>
3.09	POKOJ	19,3 M <sup>2</sup>
3.10	POKOJ	41,4 M <sup>2</sup>
3.11	KOUPELNA	4,9 M <sup>2</sup>
BYT		177,3 M <sup>2</sup>
3.05	LOUŽE	13,9 M <sup>2</sup>
3.12	LOUŽE	6,0 M <sup>2</sup>
CELKEM LOUŽE		19,9 M <sup>2</sup>
CELKEM		196,8 M <sup>2</sup>



Uvedená opatření jsou orientační, zobrazení měřítek včetně zatažení kuchyně je ilustrativní a není součástí smlouvy.



VILLA ATRIUM BUBENEČ

ULICE NA MARNĚ - PRAHA 6

08. 2014 [WWW.VILLAATRIUMBUBENECCZ](http://WWW.VILLAATRIUMBUBENECCZ)