

Apartment Five-bedroom (6+kk)

Rented

264 m², Prague 6, Bubeneč, Na Marně



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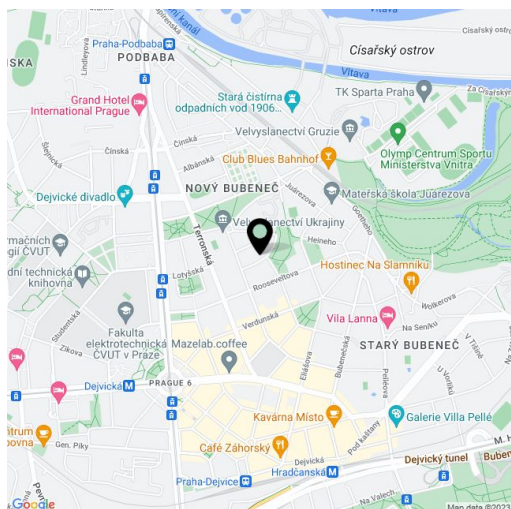
264 m², Prague 6, Bubeneč, Na Marně

| | |
|------------------|----------------------------|
| Total area | 273 m ² |
| Floor area* | 264 m ² |
| Terrace | 9 m ² |
| Parking | Two garage parking spaces. |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 30309 |
| Available from | Immediately |

Brand new, high standard 5-bedroom 4-bathroom modern apartment with a terrace in a prestigious location adjacent to Willy Brandt Park. Situated on the first floor of the newly meticulously renovated Villa Marna residence, incl. a new extension facing the garden. Set in a pleasant quiet corner of a green residential neighborhood in Bubeneč, Prague 6, within walking distance of Stromovka Park and the Hradčanská and Dejvická metro stations with full amenities in the area. Convenient access to the airport and international schools, very quick connection to the city center. The home boasts a lift, a camera system, and underground parking.

The interior features a spacious living room with a dining area, a fully integrated kitchen, and a **terrace**, five bedrooms, four bathrooms, an additional separate toilet, a utility room, and an entrance hall.

Other features include top standard equipment and materials, **direct access by lift** from the garage to the apt., **hardwood floors**, **travertine tiling** in the bathrooms, Villeroy & Boch bathroom fixtures, security entry door, custom made built-in wardrobes and storage, **Küppersbusch kitchen appliances**, **ecological system** of wall heating and cooling **by a heat pump**, a washing machine, an alarm, a video entry phone, and a 7 m² **cellar**. **Two garage parking spaces** included. Service charges and utilities are billed separately. Unfurnished. Available immediately.



* 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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1st floor

BUILT IN FURNITURE AND EQUIPMENT

Apartment No. **2**



Total floor area: **272.96 m²**
Floor area of terraces: **8.62 m²**



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1st floor

PROPOSED INTERIOR LAYOUT

Apartment No.

2



Total floor area: **272.96 m²**
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1st floor

Apartment No. **2**



Location within the residence

parking places

Standards (of the residence):

- * Maximum privacy - each floor is occupied with only one flat.
- * Residential surroundings.
- * Secured access to the residence. Reception area.
- * Private parking places with access to the basement storage units and to the lift; electric mobile chargers available.
- * Direct access from underground parking to the lift.
- * Direct access from the lift to the entrance hall of the flat.
- * Security doors from staircase and lift included.
- * High standard luxury finishes as - travertine floors and claddings in the bathrooms. Sanitary equipment - Villeroy - Boch.
- * Apartments are equipped with high-quality wooden floors and premium Italian doors.
- * Flats are equipped with built-in costumer-made furniture and kitchens. Italian design - Armony. Kitchen appliances - Küppersbusch.
- * Ecological system of wall heating and cooling powered by a heat pump is used to get maximum comfort and optimize the housing costs.

| | areas | |
|-------------------------|--------|-------|
| Total floor area: | 272.96 | m2 |
| Floor area of terraces: | 8.62 | m2 |
| Storage area: | 6.69 | m2 |
| Parking: | 2 | Plots |