



Apartment Five-bedroom (6+kk)

Sold

275 m², Prague 6, Bubeneč, Vietnamská





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Total area	275 m²
Garden	600 m²
Parking	2 large parking spaces
Garage	Yes
Cellar	4 m²
PENB	C
Reference number	109448

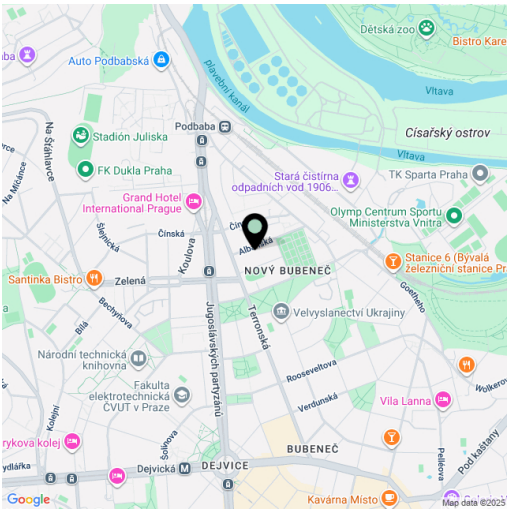
Part of a boutique residence in the prestigious Bubeneč district, this nearly 300 m² apartment offers the comfort of a family home – a large private garden, a timeless interior, and, thanks to its orientation to all cardinal directions, an abundance of natural light throughout the day.

The apartment’s interior has been designed with the needs of a larger family in mind. It features a generous **living area with a fireplace** seamlessly connected to the kitchen and dining space. There are **four bedrooms**, including a comfortable **master suite** with its own bathroom. In addition, the apartment offers a separate study, **two bathrooms** with both a bathtub and shower, an entrance hall with guest toilet, and a utility room.

Large-format windows and state-of-the-art technologies are among the home’s key features, including the **Loxone** smart home system. Comfort is ensured by **underfloor heating** throughout (Bolon floors), **air-conditioning**, **heat recovery ventilation**, electrically operated shading, a Martin Logan audio system, and DELTA LIGHT lighting with dimming and night mode in the corridors. All rooms are fitted with custom-made furniture and ample built-in storage. The kitchen is equipped with **Gaggenau** appliances and **Leicht** cabinetry, while bathrooms feature **Villeroy & Boch** sanitary ware. The apartment comes with **two large parking spaces** in the building’s underground garage and a **cellar**.

The residence is set within a villa district, just a few minutes’ walk from Vítězné náměstí square with full access to public transport (metro line A, trams, buses). The surrounding area offers numerous restaurants, cafés, and shops, as well as an entrance to Prague’s largest park, Stromovka.

Floor area 274.6 m², garden 600 m².



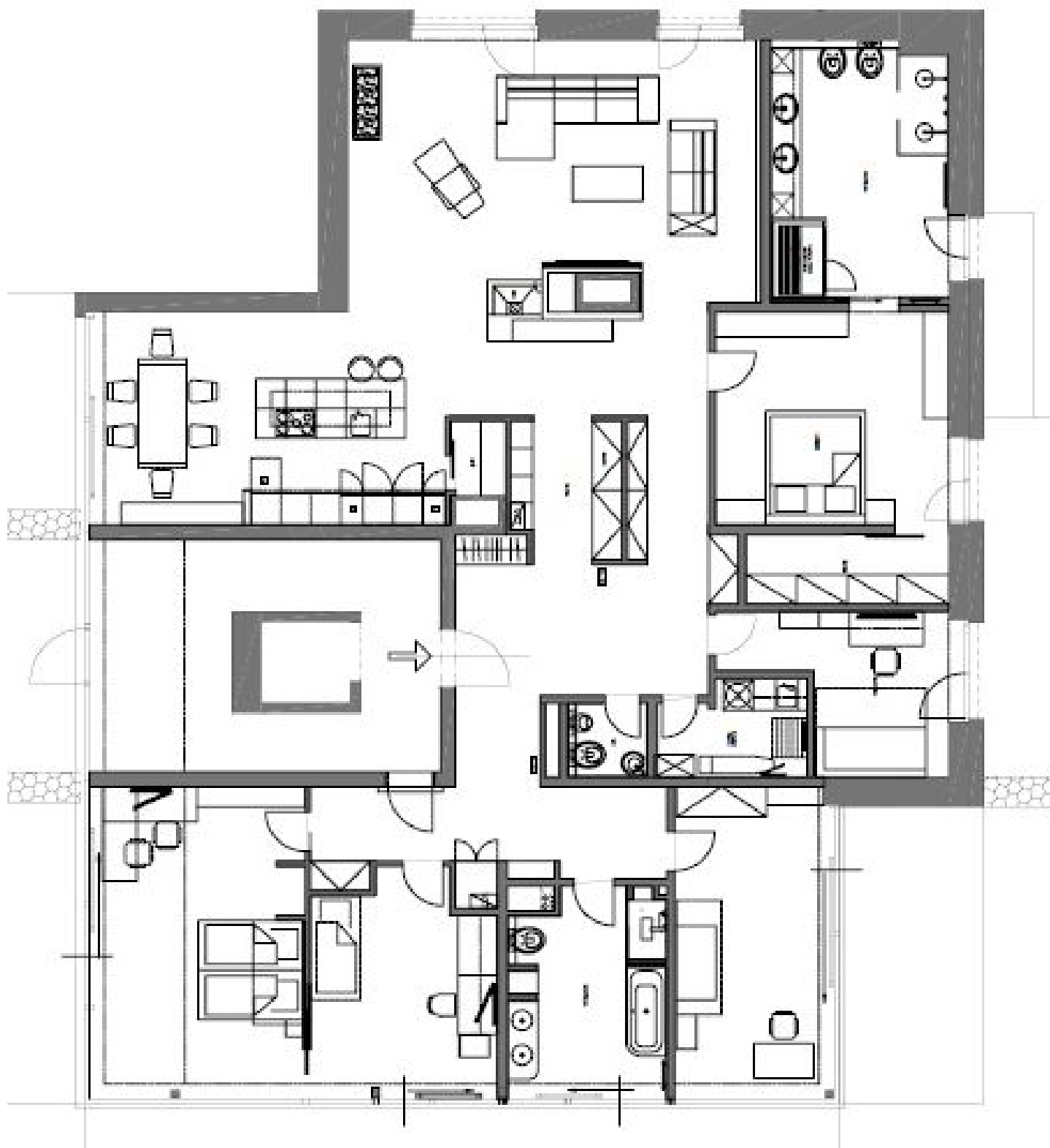
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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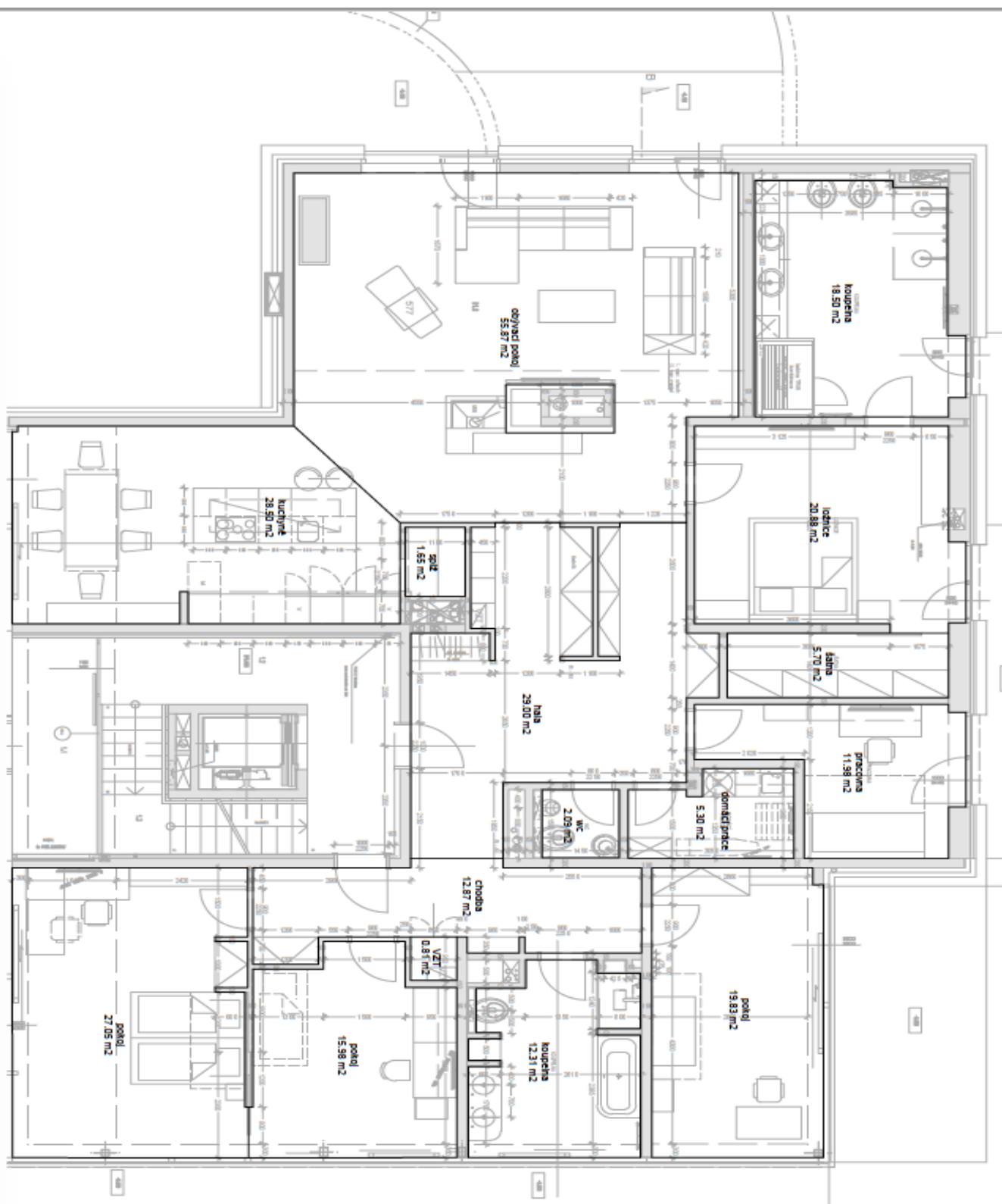




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