



## Apartment Three-bedroom (4+kk)

Sold

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

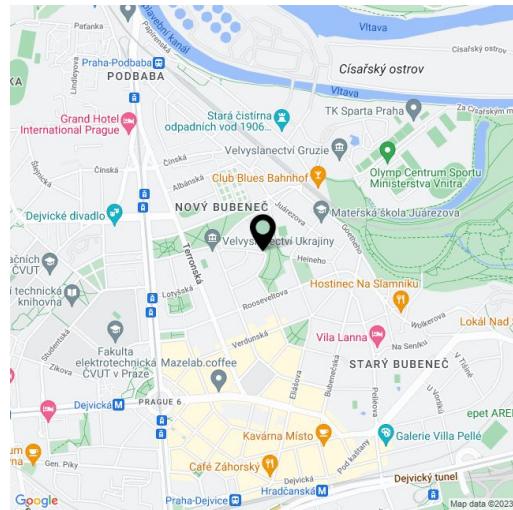




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Total area	198 m <sup>2</sup>
Floor area*	184 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	2 garage parking spaces included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	19990



\* 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.

**Benefiting from a large loggia 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 2nd floor, the flat is dominated by a spacious living room with a kitchen, dining area and access to loggia; it also offers 3 bedrooms (one of them with en-suite bathroom and walk-in wardrobe), common bathroom, entrance hall with guest toilet and storage room/room for housework.

Equipment to include **air-conditioning**, Bauwerk massive 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. Benefiting from the 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 and easy access to the Letiště Václava Havla airport. Complete amenities including nurseries, schools, restaurants, cafes and sports clubs just a few minutes walk from the house.

Interior 184.4 m<sup>2</sup>, loggia 13.5 m<sup>2</sup>, 2 garage parking spaces, basement.

August 2015 - Construction started



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VILLA ATRIUM  
BUBENEČ



**BYT 6 3.NP**

**4 +KK 184,4 M<sup>2</sup>**

6.01	VSTUP. HALLA	30,6 M <sup>2</sup>
6.02	WC	2,6 M <sup>2</sup>
6.03	ŠATNA	8,6 M <sup>2</sup>
6.04	OBÝVACÍ POKOJ	38,5 M <sup>2</sup>
6.05	JÍDELNA KUCHYNĚ	28,9 M <sup>2</sup>
6.07	POKOJ	17,5 M <sup>2</sup>
6.08	KOUPELNA	9,8 M <sup>2</sup>
6.09	POKOJ	18,7 M <sup>2</sup>
6.10	POKOJ	18,7 M <sup>2</sup>
6.11	KOUPELNA	5,8 M <sup>2</sup>
6.12	ŠATNA	4,8 M <sup>2</sup>
BYT		184,4 M <sup>2</sup>
6.06	LOŽNICE	13,5 M <sup>2</sup>
CELKEM BYT		197,9 M <sup>2</sup>



Uvedené výměry jsou orientační, zohledněny nábytkové výšky  
zde uvedené klasicky je uvedené a může být značně vyšší

**VILLA ATRIUM BUBENEČ**  
ULICE NA MARNĚ - PRAHA 6  
www.villaatriumbubene.cz

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