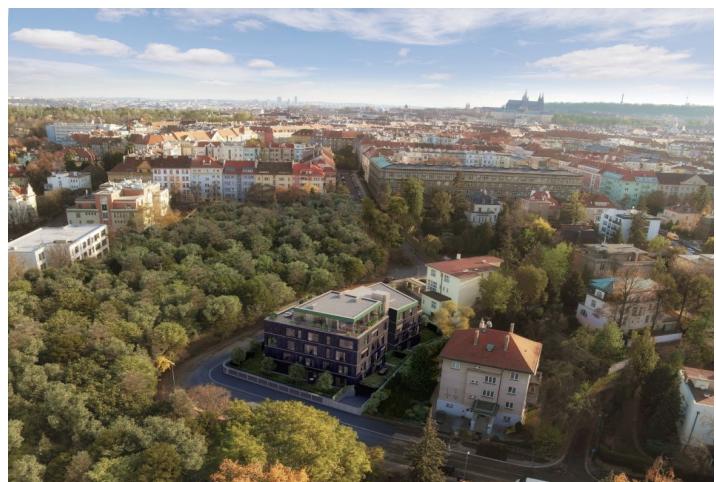




Apartment Four-bedroom (5+kk)

Sold

256 m², Prague 6, Bubeneč, Na Marně



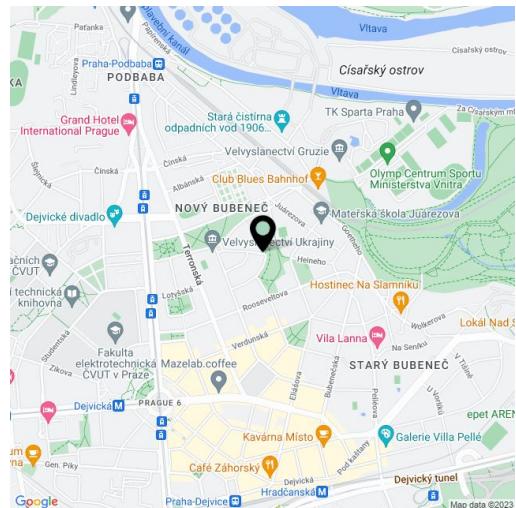


Apartment Four-bedroom (5+kk)

Sold

256 m², Prague 6, Bubeneč, Na Marně

Total area	276 m ²
Floor area*	256 m ²
Terrace	20 m ²
Garden	308 m ²
Parking	2 garage parking spaces in the purchase price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	19993



Benefiting from a large private garden and floor-to-ceiling windows, this high standard 4-bedroom apartment is part of the Villa Atrium Bubeneč, a modern project consisting of two elegant glazed buildings featuring only 10 residential units and views of the adjacent park, set in a pleasant, quiet corner of the prestigious quarter of Prague 6. Timeless design, top quality fittings and a sought after address place these apartments among the best of contemporary housing. Completion scheduled for the end of 2016.

Occupying the entire ground floor, the flat features a spacious airy living room with a kitchen and dining area, 4 bedrooms, 2 bathrooms, a storage room, utility room, guest toilet, central hall, and an entrance hall. All rooms have access to the large garden via terraces.

Equipment to include **air-conditioning**, Bauwerk massive wood flooring, 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 256 m², terraces 19.6 m², garden 307.8 m², 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.



Apartment Four-bedroom (5+kk)

Sold

256 m², Prague 6, Bubeneč, Na Marně



CODECO
REAL ESTATE
DEVELOPMENT

**VILLA ATRIUM
BUBENEČ**



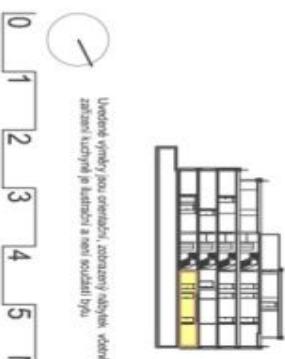


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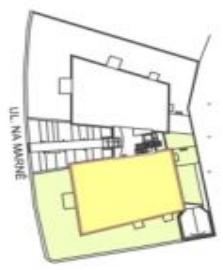
BYT 2 1.NP

5 +KK 256,0 M²

2.01	VSTUP	4,3 M ²
2.02	HALA	10,0 M ²
2.03	SÁTNA	3,3 M ²
2.04	WC	2,1 M ²
2.05	OBÝVACÍ POKOJ	27,0 M ²
2.06	JÍDELNA, KUCHYNĚ	37,4 M ²
2.07	PRACOVNA	15,5 M ²
2.08	KOUPELNA	10,5 M ²
2.09	POKOJ	20,0 M ²
2.10	POKOJ	24,3 M ²
2.11	KOUPELNA	5,6 M ²
2.12	POKOJ	23,6 M ²
2.14	SÁTNA	4,0 M ²
2.15	PRACOVNÍ SÁTNA	3,1 M ²
2.16	CHODIA	13,4 M ²
CELENÝ BYT		256,0 M²
PLOCHA TERASY		19,6 M ²
PLOCHA ZAHRADY		307,8 M ²



Uvedené výměry jsou orientační, zahraniční ažnější výměry
zahrádky uvedené je vzdálenost od východního konce



UL. NA MARNĚ

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