



Apartment Two-bedroom (3+kk)

Sold

87 m², Prague 6, Bubeneč, Na Marně





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| | |
|------------------|--|
| Total area | 91 m ² |
| Floor area* | 87 m ² |
| Loggia | 4 m ² |
| Parking | 1 garage parking space included in the price |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 19991 |

Benefitting from a loggia and floor-to-ceiling windows with views of the adjacent park, this high standard 2-bedroom apartment is part of the Villa Atrium Bubeneč, a modern intimate 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.

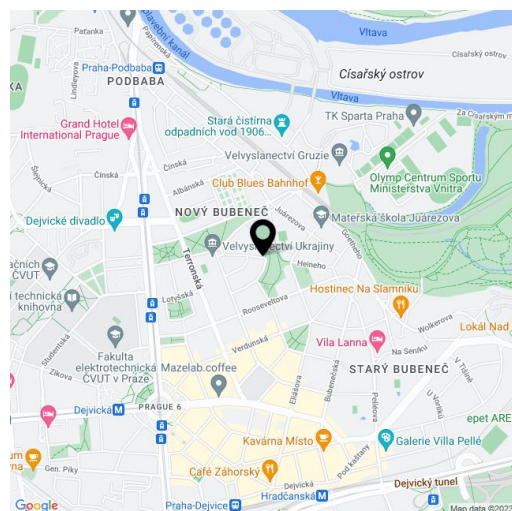
This 1st floor flat is dominated by a spacious living room with a kitchen, dining area and access to the loggia. It also offers 2 bedrooms, a bathroom, central hall with space for housework, and an entrance hall with guest toilet. Equipment to include **air-conditioning**, Bauwerk hardwood floors, Porcelaingres 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 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 (metro, tram) and easy access to the Letiště Václava Havla airport or Pražský okruh ring road. Complete amenities including quality international nurseries, schools, restaurants, cafes and sports clubs just a few minutes walk from the house.

Interior 86.3 m², loggia 4.4 m², 1 garage parking space, 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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**VILLA ATRIUM
BUBENEČ**



CODECO
REAL ESTATE
DEVELOPMENT





BYT 4 2.NP

3 +KK 86,3 M²

| | | |
|--------|---------------|---------------------|
| 4.01 | VSTUP | 7,7 M ² |
| 4.02 | WC | 1,9 M ² |
| 4.03 | OBYVACÍ POKOJ | 26,4 M ² |
| 4.05 | POKOJ | 13,8 M ² |
| 4.06 | POKOJ | 21,3 M ² |
| 4.07 | KOUPELNA | 6,1 M ² |
| 4.08 | KOMORA | 2,3 M ² |
| 4.09 | SATNA | 1,0 M ² |
| 4.10 | CHODBA | 6,0 M ² |
| BYT | | 86,3 M ² |
| CELKEM | | 90,8 M ² |

4.04 - LOUŽE 4,4 M²

CELKEM 90,8 M²

Uvedení smlouvy jako omezení, zprostředkujícího, včetně zřízení kauce, je zárukou a není součástí smlouvy.





0 1 2 3 4 5 M

VILLA ATRIUM BUBENEČ
ULICE NA MARNĚ - PRAHA 6
08. 2014
WWW.VILLAATRIUMBUBENECCZ