



## Apartment Four-bedroom (5+kk)

Sold

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







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

Benefitting 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.

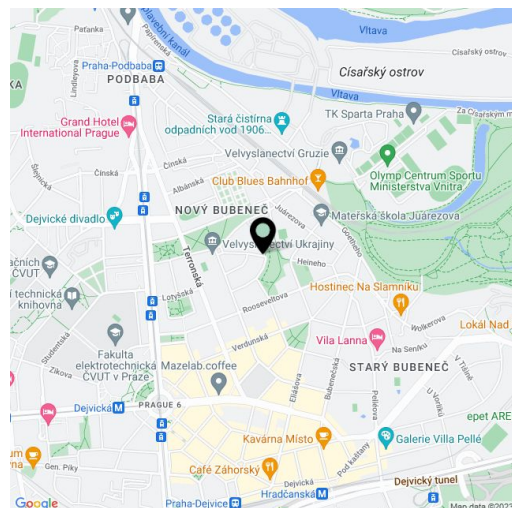
Occupying the entire ground floor, the flat features a spacious airy living room with a kitchen and dining area, 4 bedrooms, 2 bathrooms, a storage room, utility room, guest toilet, central hall, and an entrance hall. All rooms have access to the large garden via terraces.

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. 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 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 m<sup>2</sup>, terraces 19.6 m<sup>2</sup>, garden 307.8 m<sup>2</sup>, 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.

