



Apartment Four-bedroom (5+kk)

Sold

256 m², Prague 6, Bubeneč, Na Marně





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Total area	276 m ²
Floor area*	256 m ²
Terrace	20 m ²
Garden	308 m ²
Parking	1 000 000
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.

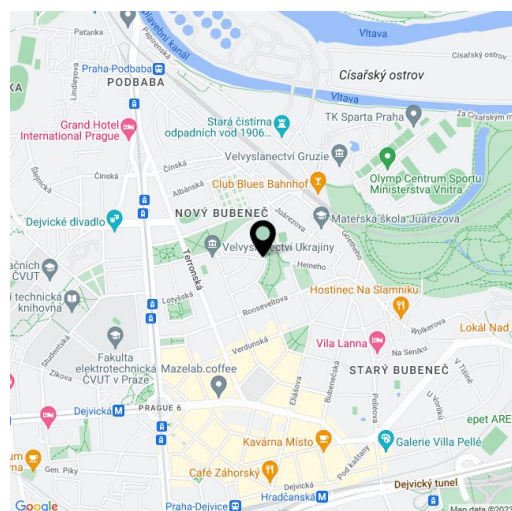
Occupying the entire ground floor, the flat features a spacious airy living room with a kitchen and dining area, 4 bedrooms, 2 bathrooms, a storage room, utility room, guest toilet, central hall, and an entrance hall. All rooms have access to the large garden via terraces.

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 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.



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CODECO
REAL ESTATE
DEVELOPMENT

**VILLA ATRIUM
BUBENEČ**

BYT 2 1.NP

5 +KK 256,0 M2

2.01	VSTUP	4,3 M2
2.02	HALA	10,0 M2
2.03	ŠATNA	3,3 M2
2.04	WC	2,1 M2
2.05	GRYVACÍ POKOJ	70,0 M2
2.06	JÍDELNA, KUCHYŇE	37,4 M2
2.07	PRAČOVNA	10,5 M2
2.08	KOUPELNA	29,0 M2
2.09	POKOJ	24,3 M2
2.10	POKOJ	24,3 M2
2.11	KOUPELNA	5,6 M2
2.12	POKOJ	23,6 M2
2.13	ŠATNA	4,0 M2
2.14	PRAČOVNA, ŠATNA	3,1 M2
2.15	CHODBA	13,4 M2
2.16	CHODBA	13,4 M2
CELKEM BYT		256,0 M2
PLOCHA TERASY		19,6 M2
PLOCHA ZAHRADY		307,8 M2

0 1 2 3 4 5 M

Uvedené rozměry jsou orientační, zobrazení odpovídá skutečnosti. Všechny rozměry jsou vnitřní a neobsahují výšku.

UL. NA MARNĚ

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