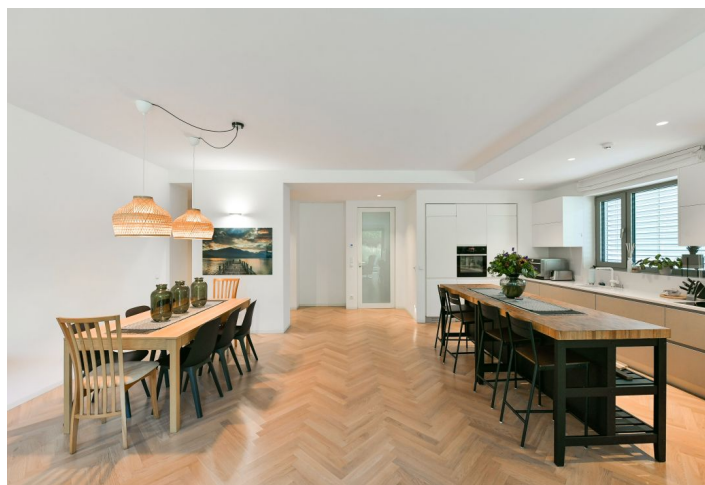




## Apartment Four-bedroom (5+kk)

Rented

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





## Apartment Four-bedroom (5+kk)

Rented

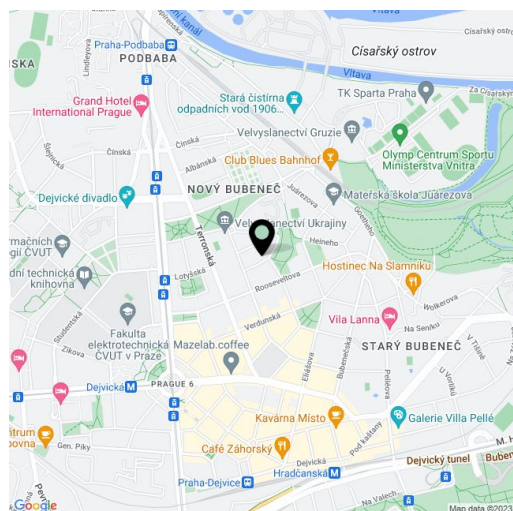
228 m<sup>2</sup>, Prague 6, Bubeneč, Na Marně

Total area	255 m <sup>2</sup>
Floor area*	228 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Deposit for services and utilities incl. internet CZK 20,000/month.
PENB	B
Reference number	30311
Available from	Immediately

This high standard 4-bedroom 3-bathroom modern unfurnished apartment with a large terrace in a prestigious location adjacent to Willy Brandt Park is situated on the ground floor of the newly meticulously renovated Villa Marna residence, incl. a new extension facing the garden. Set in a pleasant quiet corner of a green residential neighborhood in Bubeneč, Prague 6, within walking distance of Stromovka Park and the Hradčanská and Dejvická metro stations with full amenities in the area. Convenient access to the airport and international schools, very quick connections to the city center. The building boasts an elevator, a camera system, and underground parking.

The interior features a spacious living room with a dining area, a fully integrated kitchen, and a **terrace**, four bedrooms, three bathrooms, two additional separate toilets, a pantry, a utility room, and an entrance hall.

Other features include top standard equipment and materials, **hardwood floors**, **travertine tiles** in the bathrooms, Villeroy & Boch sanitary ware, a security entry door, custom-made built-in wardrobes and storage, **Küppersbusch kitchen appliances**, an **environmentally-friendly system** of wall heating and cooling by a **heat pump**, a washer, dryer, alarm, video entry phone, and a 7 sq. m. **cellar**. **Two garage parking spaces** included. Unfurnished.



\* 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)

Rented

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





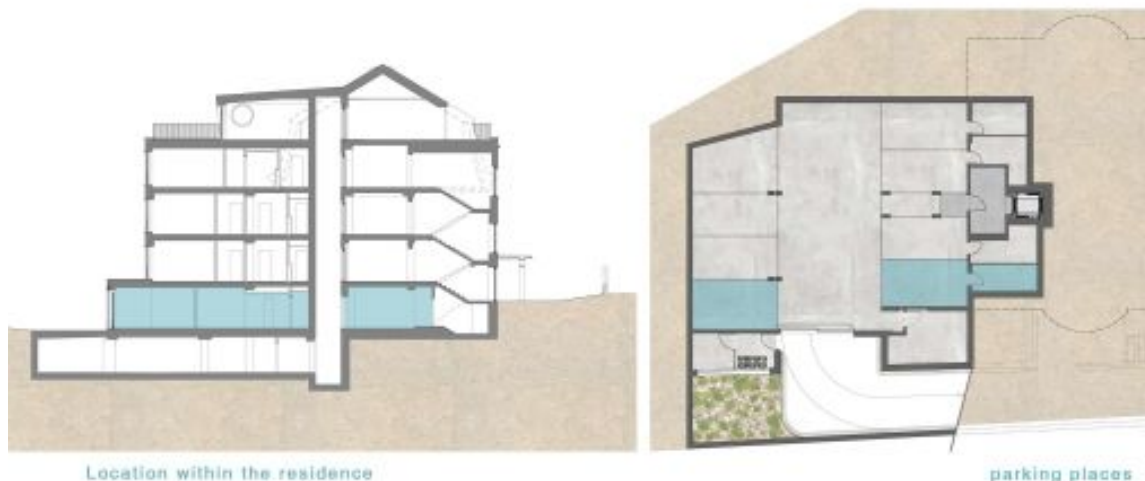
# Apartment Four-bedroom (5+kk)

Rented

228 m², Prague 6, Bubeneč, Na Marně

Ground floor

Apartment No. **1**



Location within the residence

parking places

### Standards (of the residence):

- \* Maximum privacy - each floor is occupied with only one flat.
- \* Residential surroundings.
- \* Secured access to the residence. Reception area.
- \* Private parking places with access to the basement storage units and to the lift; electric mobile chargers available.
- \* Direct access from underground parking to the lift.
- \* Direct access from the lift to the entrance hall of the flat.
- \* Security doors from staircase and lift included.
- \* High standard luxury finishes as - travertine floors and claddings in the bathrooms. Sanitary equipment - Villeroy - Boch.
- \* Apartments are equipped with high-quality wooden floors and premium Italian doors.
- \* Flats are equipped with built-in costumer-made furniture and kitchens. Italian design - Armony. Kitchen appliances - Küppersbusch.
- \* Ecological system of wall heating and cooling powered by a heat pump is used to get maximum comfort and optimize the housing costs.

#### areas

Total floor area:	228.06	m2
Floor area of terraces:	26.50	m2
Storage area:	6.07	m2
Parking:	2	Plots