



## Apartment Three-bedroom (4+kk)

Sold

126 m<sup>2</sup>, Prague 6, Bubeneč, Pod Kaštany





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Total area	135 m <sup>2</sup>
Floor area*	126 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	2 000 000
Garage	Yes
Cellar	Yes
Service price	14 500 CZK monthly
PENB	B
Reference number	39320

This quiet apartment with a terrace and 2 bathrooms is part of the exclusive Villa Bianca residence set in the Bubeneč diplomatic district in Prague 6. This secure residential complex with a large garden is suitable for quiet family living. Located in the vicinity of the Stromovka Royal Game Reserve, it is close to the city center, international schools, and the airport.

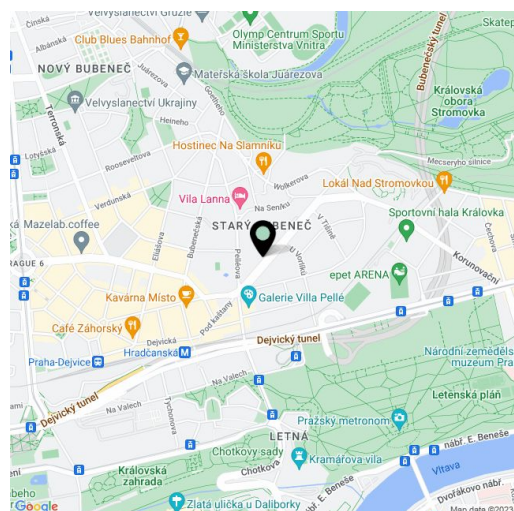
The practical layout of the unit on the 2nd floor consists of a corner living room with a partially separate bright kitchen and a **covered terrace with a beautiful view of the carefully landscaped garden**, a master bedroom with an en-suite bathroom (with a bathtub), 2 more bedrooms with shared bathroom, a foyer, a separate toilet, and a hallway.

Facilities include **wooden floors**, large-format Euro windows "from floor to ceiling" with blinds, a kitchen, built-in wardrobes, and a videophone. The purchase price includes a **large storage room** in the basement of the building.

The neighborhood on the border of Prague 6 and 7 with many architectural gems provides **plenty of greenery**, quality schools ranging from kindergartens to high schools, and excellent accessibility by car thanks to the nearby entrances to the Blanka tunnel complex. Within walking distance is the Hradčanská metro and tram station and a good selection of quality restaurants, cozy cafes, and bistros is in the vicinity. It is close to popular **Stromovka Park** with ponds, playgrounds, restaurants, and trails for pedestrians, cyclists, and skaters.

Interior 126.05 m<sup>2</sup>, terrace 8.76 m<sup>2</sup>, cellar 10.37.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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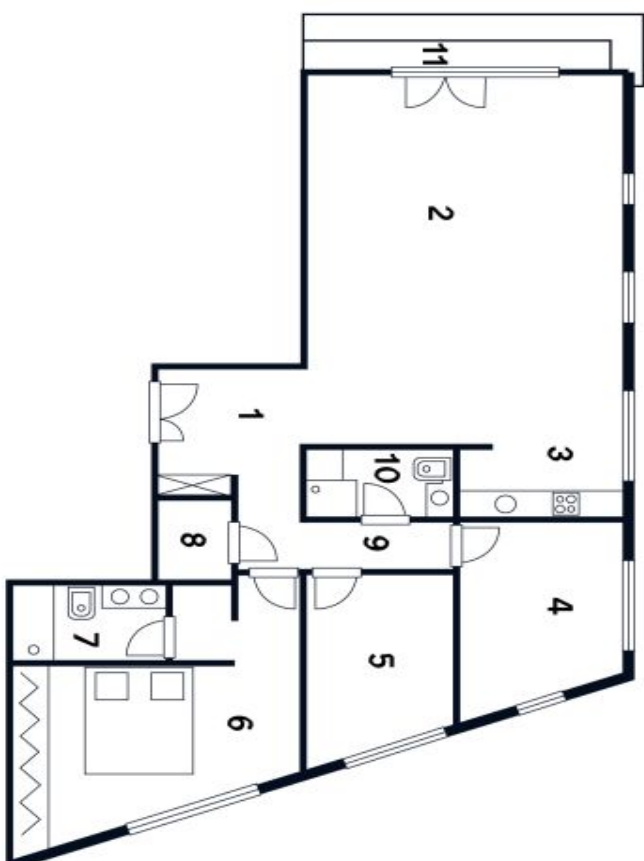
Sold

### Plánek

Byt 4+kk | 136 m<sup>2</sup>

Praha 6, Bubeneč, Pod Kaštany

1	Chodba	8 m <sup>2</sup>
2	Obývací prostor	30 m <sup>2</sup>
3	Kuchyň	20 m <sup>2</sup>
4	Pokoj	10 m <sup>2</sup>
5	Pokoj	12 m <sup>2</sup>
6	Pokoj	18 m <sup>2</sup>
7	Koupelna	8 m <sup>2</sup>
8	Technická místnost	5 m <sup>2</sup>
9	Chodba	8 m <sup>2</sup>
10	Koupelna	7 m <sup>2</sup>
<b>Celková plocha</b>		<b>126 m<sup>2</sup></b>
11	Terasa	10 m <sup>2</sup>



3. podlaží

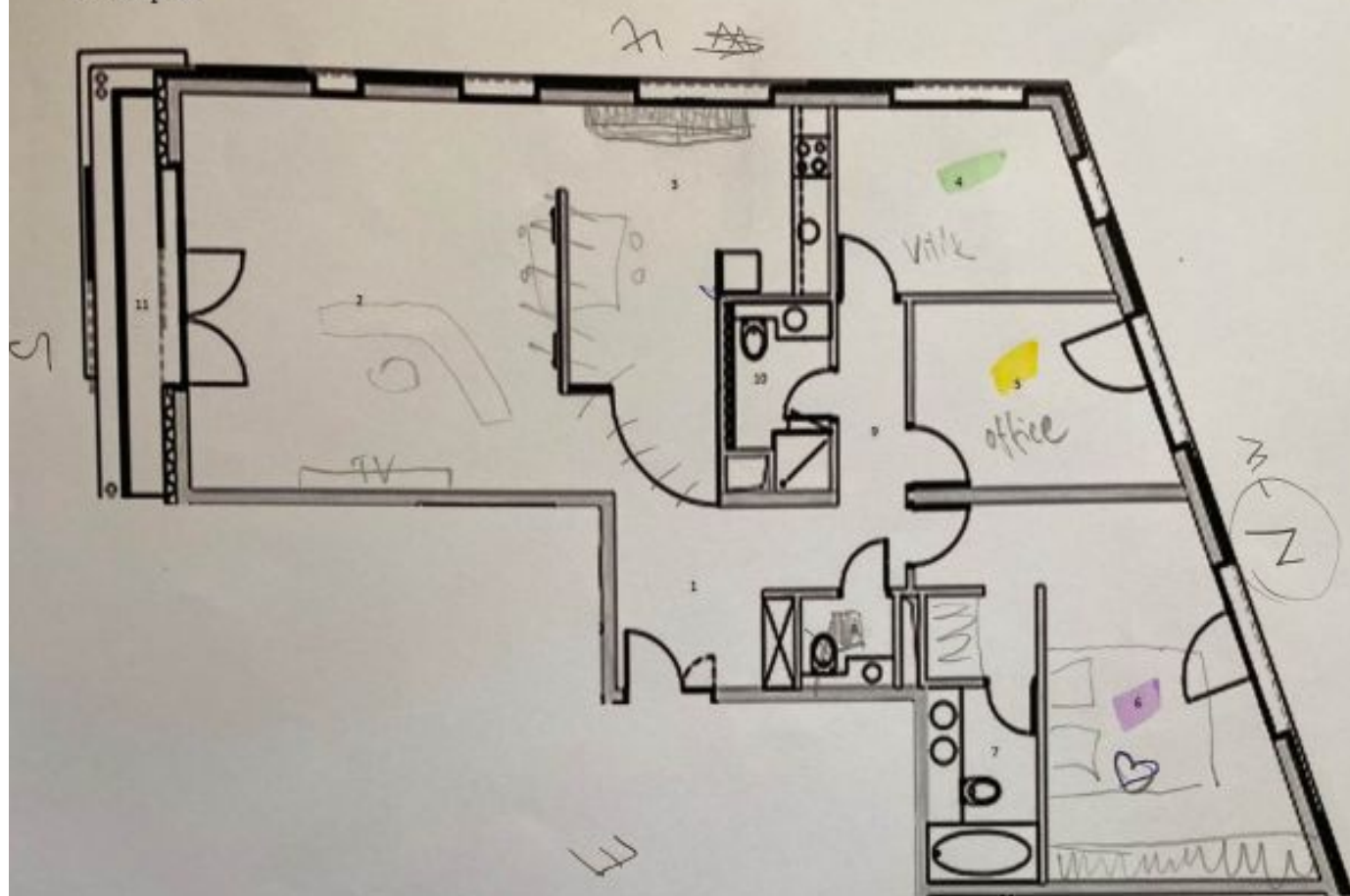


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Floor plan



No.	Description	Area/m <sup>2</sup>
1	Entrance hall	8
2	Living room	30
3	Kitchen	20
4	Bedroom	10
5	Bedroom	12
6	Bedroom	18
7	Bathroom	8
8	Utility room	5
9	Hall	8
10	Bathroom	7
<b>Total</b>		<b>126</b>
11	Terrace	10