



## Apartment Three-bedroom (4+1)

Sold

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





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Total area	171 m <sup>2</sup>
Parking	1 400 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	25905

This stylish three-bedroom apartment boasting pleasant green views and two bathrooms is situated on the 2nd floor of a modern villa which is part of the Villa Bianca residential complex, complete with underground parking garages, a reception, a high quality security system, on-site management, and beautiful gardens. Located in the prestigious Bubeneč neighborhood with many embassies and only a few steps from Stromovka Park.

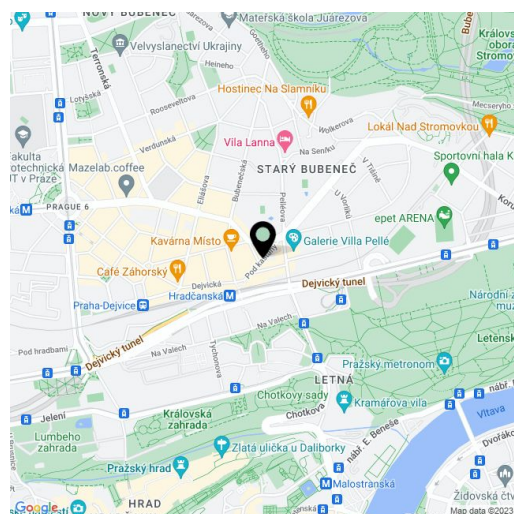
The layout features a large, bright living room, a fully fitted eat-in kitchen (including Rosenthal porcelain), 3 bedrooms, 2 bathrooms (one with a shower, the other with a bathtub, bidet, and window), a utility room, a laundry room, a guest toilet, and an entry hall with a wardrobe.

The interior has been renovated (finished in February 2017) and is equipped with **high-standard furnishings**, including **solid wood floors**, Villeroy&Boch ceramic tiles, **oversized wooden windows** with interior roller blinds, newly fitted bathrooms (Duravit, Keuco, etc.), a Poggenpohl kitchen unit with Gaggenau appliances including wine storage, modern **designer ceiling lamps** (Fascorini, Brand van Egmond), a security door, a video entry phone, and plenty of built-in storage space. The purchase price includes 2 underground garage parking spaces, a cellar, and a proportionate part of the plot on the communal territory near the house.

Bubeneč is rightfully one of the most popular of Prague's residential areas. In addition to its pleasant and peaceful atmosphere with a number of beautiful parks, such as the nearby **Stromovka Park** and **Letenské sady Gardens**, the location offers **excellent connections to the city center** (metro, tram) and easy access to the Václav Havel Airport or the Prague Ring Road. Complete amenities, including international kindergartens, schools, restaurants, cafes, and sports clubs are just a few minutes' walk from the house.

Interior 171 m<sup>2</sup>, cellar 13 m<sup>2</sup>.

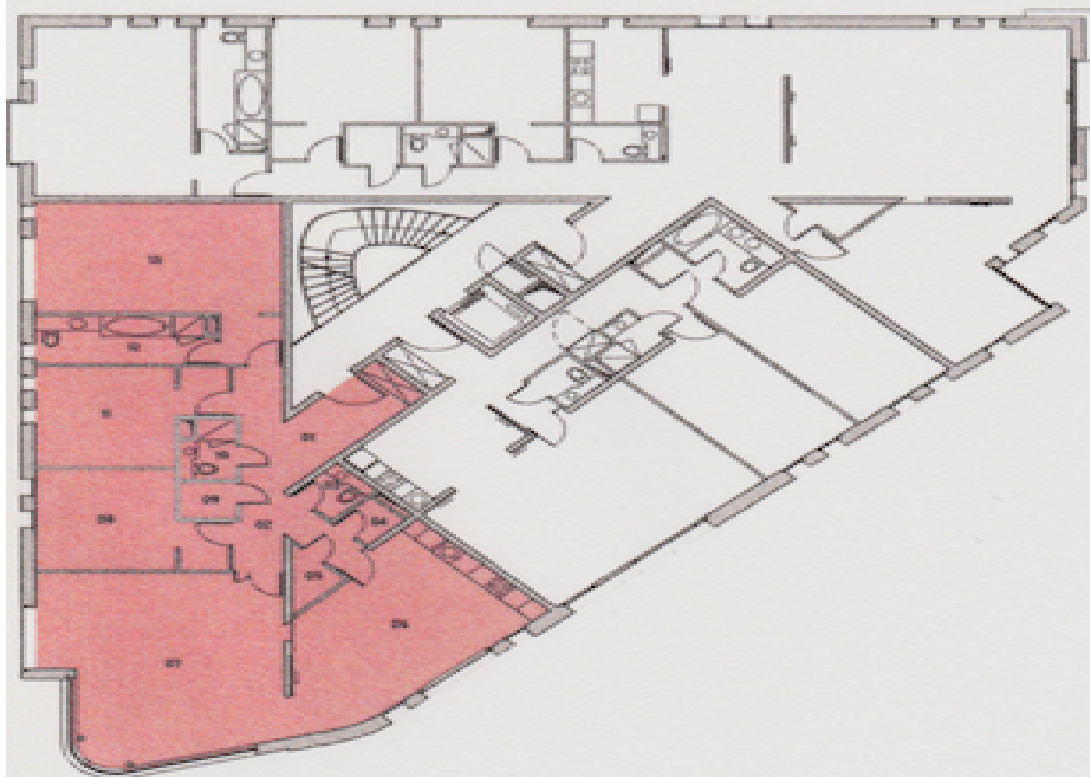
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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## second floor | pŭdorys 3. np



Room	Square meter	Floor finish	Wall finish
01 entrance hall Vstupni hala	7.58 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster with fitted cabinet Vnitřní omítka, vestavná skřín
02 hallway Hala	11.50 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster Vnitřní omítka
03 toilet WC	2.25 m <sup>2</sup>	terrazzo Terazzo	glass mosaic tiles skleněná mozaika
04 storage Komora	1.57 m <sup>2</sup>	ceramic floortiles Keramická dlažba	fine plaster white Vnitřní omítka bílá
05 wardrobe Šatna	1.81 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster white Vnitřní omítka bílá
06 kitchen/dining room Kuchyn/Jidelna	33.55 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster with glass mosaic tiles Omítka se skleněnou mozaikou
07 living room Obyvací pokoj	40.06 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster Vnitřní omítka
08 bedroom Ložnice	15.49 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster Vnitřní omítka
09 household Spiz,komora	1.95 m <sup>2</sup>	ceramic floortiles Keramická dlažba	fine plaster white Vnitřní omítka bílá
10 shower Sprcha	2.99 m <sup>2</sup>	terrazzo Terazzo	glass mosaic tiles skleněná mozaika
11 bedroom Ložnice	15.49 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster Vnitřní omítka
12 bathroom Koupelna	8.04 m <sup>2</sup>	terrazzo Terazzo	glass mosaic tiles skleněná mozaika
13 master bedroom Ložnice	29.41 m <sup>2</sup>	wooden floor Dřevěná podlaha	fine plaster white Vnitřní omítka bílá