

## Apartment Three-bedroom (4+1)

171 m², Prague 6, Bubeneč, Pod Kaštany









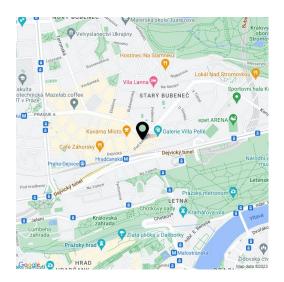
Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 07. 2025, 15:33



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Total area	171 m²	
Parking	1 400 000	
Garage	Yes	
Cellar	Yes	
PENB	В	
Reference number	25905	



\* 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.

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 m², cellar 13 m².

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

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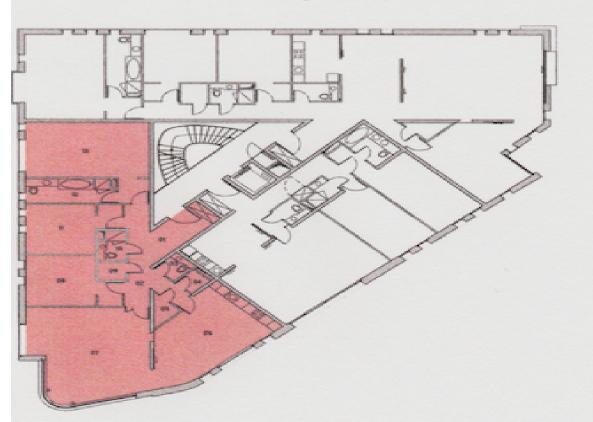
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# second floor | půdorys 3. np



012 5

Room	Square	meter	Floor finish
entrance hall	7.58	m2	wooden floor
		-	Drevena podlaha
	11.50	m.z	wooden floor
		_	Drevena podlaha
	2.25	=2	ternazzo
			Terazzo
	1.57	<b>m</b> 2	ceramic floortiles
the second second second second			Keramicka dlazba
	1.81	m2	wooden floor
			Drevena podlaha
kitchen/dining room	33.55	m2	wooden floor
Kuchyn/Jidelna			Drevena podlaha
liiving room	40.06	m2	wooden floor
Obyvaci pokoj			Drevena podlaha
bedroom	15.49	m2	wooden floor
Loznice			Drevena podlaha
household	1.95	m2	ceramic floortiles
Spiz,komora			Keramicka dlazba
shower	2.99	m2	terrazzo
Sprcha			Terazzo
bedroom	15.49	m2	wooden floor
Loznice			Drevena podlaha
bathroom	8.04	m2	terrazzo
Koupelna			Terazzo
master bedroom	29.41	m2	wooden floor
Loznice			Drevena podlaha
	Vstupni hala hallway Hala toilet WC storage Komora wardrobe Satna kitchen/dining room Kuchyn/Jidelna living room Copyraci pokoj bedroom Loznice household Spiz,komora shower Sprcha bedroom Loznice bathroom Loznice bathroom	entrance hall 7.58 Vstupni hala hallway 11.50 Hala toilet 2.25 WC storage 1.57 Komora wardrobe 1.81 Satna kitchen/dining room 33.55 Kuchyn/Jidelna living room 40.06 Obyvaci pokoj bedroom 15.49 Loznice household 1.95 Spiz,komora shower 2.99 Sprcha bedroom 15.49 Loznice bathroom 8.04 Koupeina master bedroom 29.41	entrance hall 7.58 m2 Vstupni hala hallway 11.50 m2 Hala toilet 2.25 m2 WC storage 1.57 m2 Komora wardrobe 1.81 m2 Satna kitchen/dining room 33.55 m2 Kuchyn/Jidelna living room 40.06 m2 Obyvaci pokoj bedroom 15.49 m2 Loznice household 1.95 m2 Spiz.komora shower 2.99 m2 Sprcha bedroom 15.49 m2 Loznice bathroom 8.04 m2 Koupelna master bedroom 29.41 m2

#### Wall finish

fine plaster with fitted cabinet Vnitrni omitka, vestavna skrin fine plaster Vnitrni omitka glass mosaic tiles sklenena mozalika fine plaster white Vnitrni omitka bila fine plaster white Vnitrni omitka bila fine plaster with glass mosaic tiles Omitka se sklenenou mozaikou fine plaster Vnitrni omitka fine plaster Vnitrni omitka fine plaster white Vnitrni omitka bila glass mosaic tiles sklenena mozalika fine plaster Vnitrni omitka glass mosaic tiles sklenena mozaika fine plaster white Vnitrni omitka b

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