



# AURA

BYDLENÍ STATENICE



## VILLA EXCLUSIVE

BR79 | 6+kk | 309 m<sup>2</sup>

pozemek 1361 m<sup>2</sup>



dispozice  
disposition | **6+kk**

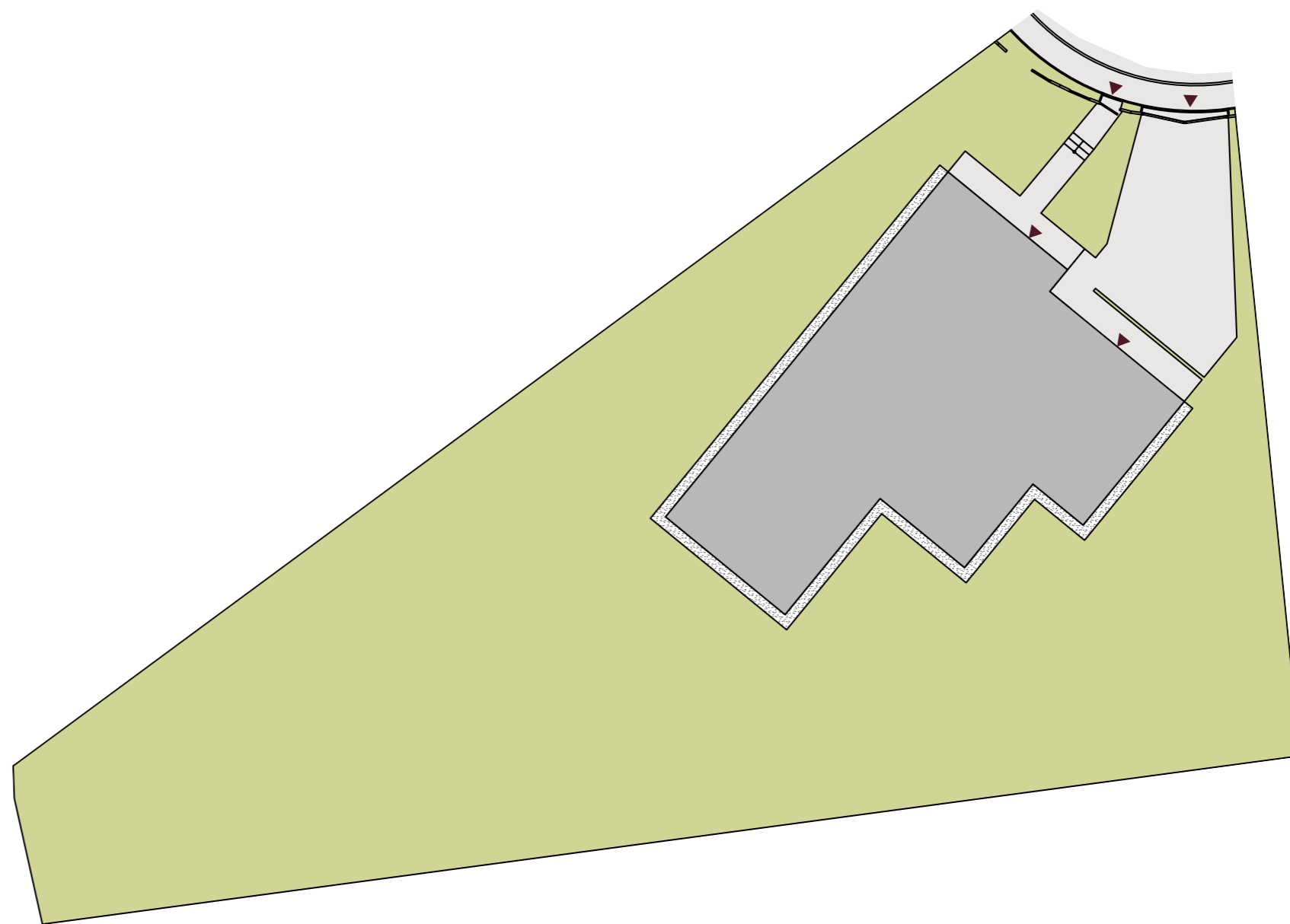
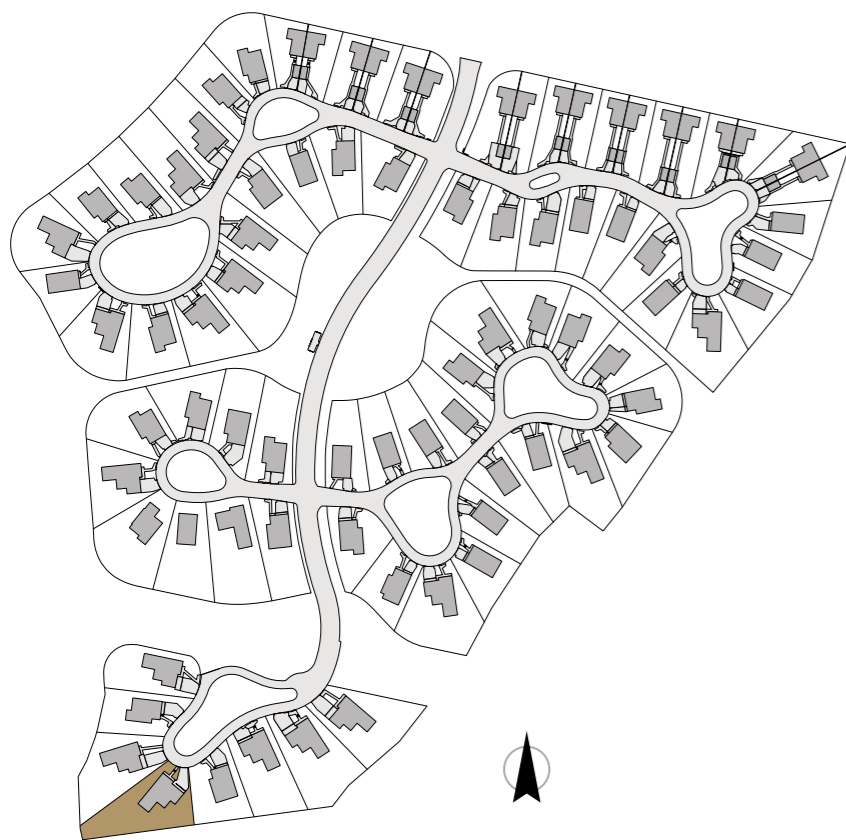
užitná plocha domu  
usable floor area | **308,5 m<sup>2</sup>**

zastavěná plocha  
built-up area | **232,5 m<sup>2</sup>**

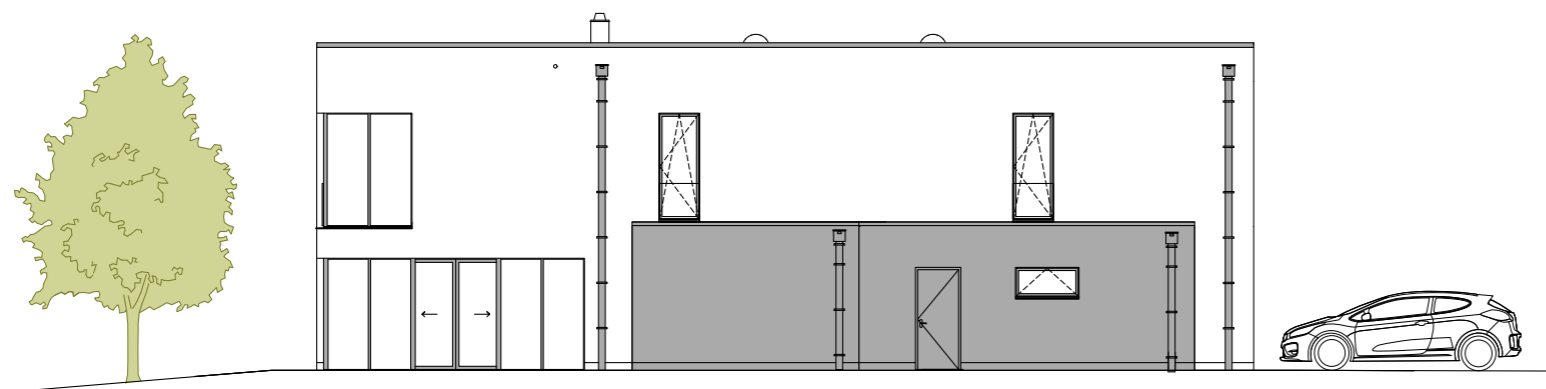
pozemek  
plot | **1361 m<sup>2</sup>**

zahrada  
garden | **1128,5 m<sup>2</sup>**

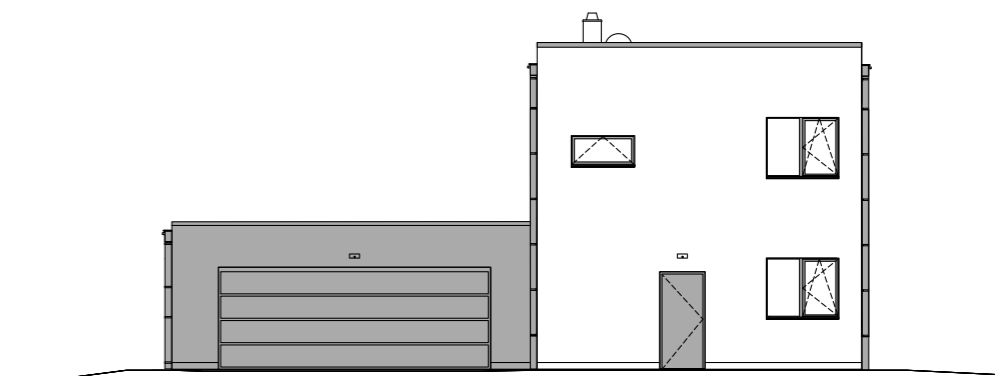
## SITUACE – 1. ETAPA



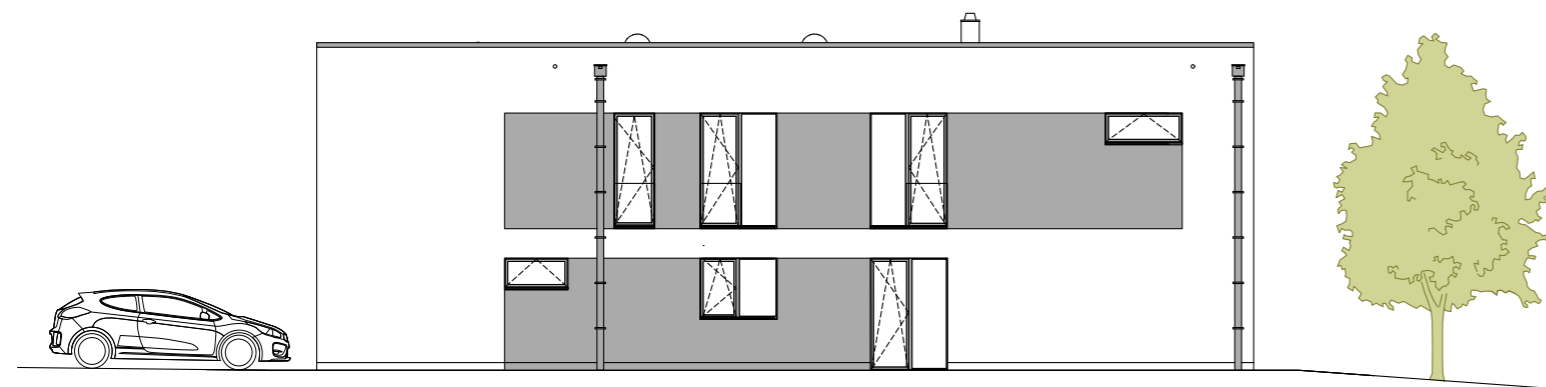
0 10 m



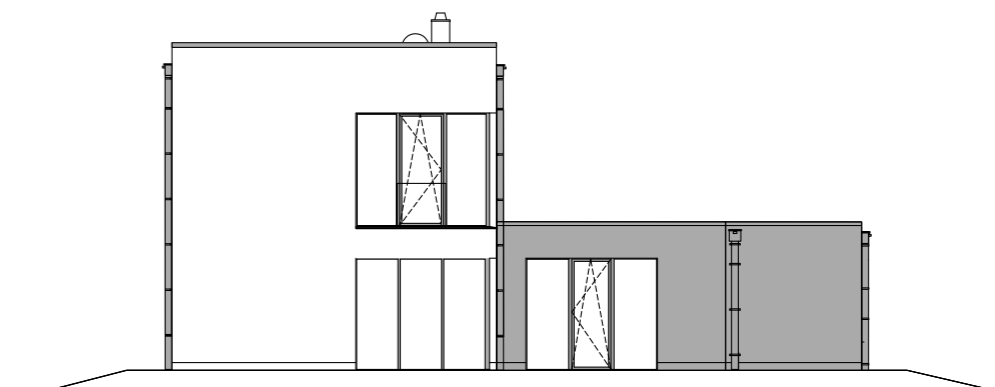
Severozápadní pohled | Northwestern view



Severovýchodní pohled | Northeastern view



Jihovýchodní pohled | Southeastern view



Jihozápadní pohled | Southwestern view

# VILLA EXCLUSIVE

## BR79 | 6+kk

### 1.NP | GROUND FLOOR

1.01	garáž   garage	50,9 m <sup>2</sup>
1.02	technická místnost   technical room	4,8 m <sup>2</sup>
1.03	zádveř   vestibule	13,2 m <sup>2</sup>
1.04	pracovna   workroom	8,9 m <sup>2</sup>
1.05	WC   toilet	4,0 m <sup>2</sup>
1.06	sklad   storage	4,1 m <sup>2</sup>
1.07	obývací pokoj s kuchyní   living room with kitchen	86,5 m <sup>2</sup>
1.08	relaxační zóna   relaxation zone	11,1 m <sup>2</sup>
1.09	předsíň   antechamber	4,3 m <sup>2</sup>
1.10	WC   toilet	2,8 m <sup>2</sup>
1.11	sauna   sauna	4,2 m <sup>2</sup>

**UŽITNÁ PLOCHA 1.NP | USABLE AREA GROUND FLOOR** 194,8 m<sup>2</sup>

### 2.NP | 1st FLOOR

2.01	chodba   corridor	22,4 m <sup>2</sup>
2.02	koupelna   bathroom	7,4 m <sup>2</sup>
2.03	ložnice   bedroom	18,8 m <sup>2</sup>
2.04	šatna   wardrobe	7,9 m <sup>2</sup>
2.05	ložnice   bedroom	11,3 m <sup>2</sup>
2.06	pokoj pro hosty   guest room	10,9 m <sup>2</sup>
2.07	šatna   wardrobe	6,4 m <sup>2</sup>
2.08	koupelna   bathroom	7,8 m <sup>2</sup>
2.09	hlavní ložnice   master bedroom	20,8 m <sup>2</sup>

**UŽITNÁ PLOCHA 2.NP | USABLE AREA 1<sup>st</sup> FLOOR** 113,7 m<sup>2</sup>

**UŽITNÁ PLOCHA CELKEM | TOTAL USABLE AREA** 308,5 m<sup>2</sup>

**PODLAHOVÁ PLOCHA CELKEM | TOTAL FLOOR AREA** 330,4 m<sup>2</sup>

