



## Apartment One-bedroom (2+kk)

Sold

68.5 m<sup>2</sup>, Praha 7, Holešovice, Tusarova





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Total area	86 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 075 CZK monthly
PENB	E
Reference number	103353

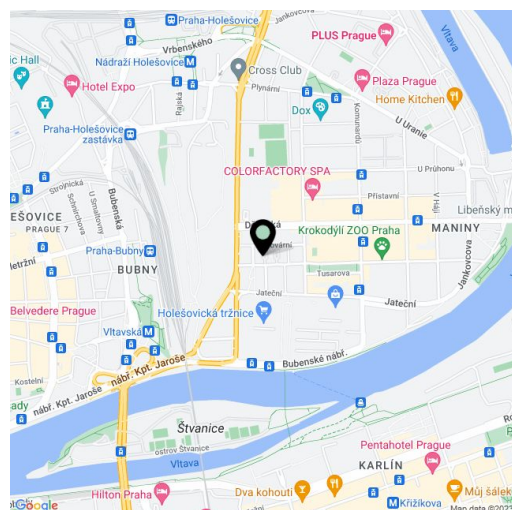
**This renovated apartment with a south-facing terrace towards an enclosed courtyard with greenery is located on the ground floor of a cozy apartment building in a nice place right next to a park in the dynamically developing part of Prague 7 - Holešovice, just a few steps from a tram stop, near the Vltavská metro station and new Štvanická footbridge.**

The layout offers a living room with a kitchen, a bedroom with access to a **sunny terrace**, an airy bathroom (bathtub, sink, and connection for a washing machine), a separate toilet, and an entrance hall. The bedroom is accessible from both the corridor and the living room.

Facilities include **new wooden windows with heat-insulating safety glass**, reconditioned wooden doors, **English parquet floors**, **Italian tiles** in the bathroom, **underfloor heating** throughout the apartment, and an electric boiler for hot water. **The ceiling height in the living rooms is 3.3 m.** The apartment comes with a **cellar**, and the residents of the building can use the **shared garden**.

**This excellent place** allows you to have everything you need at your fingertips. There are cafes, bistros, restaurants, shops, clubs, theaters, and galleries in the immediate vicinity. **Jatka78**, the **LaFabrika** theater, the **Vnitroblok** multifunctional space or the **DOX gallery** are in the vicinity and the new concert hall of the **Vltava Philharmonic** will also be within walking distance. Excellent accessibility is provided by trams from a nearby stop, and it only takes a few minutes to get to the Vltavská, Nádraží Holešovice, or Palmovka metro stations.

Floor area 68.5 m<sup>2</sup>, terrace 17.5 m<sup>2</sup>, cellar storage unit 5.8 m<sup>2</sup>.



\* 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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