



## Apartment One-bedroom (2+kk)

Sold

51.7 m<sup>2</sup>, Praha 7, Holešovice, Dělnická





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Total area	60 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	8 m <sup>2</sup>
PENB	B
Reference number	104897

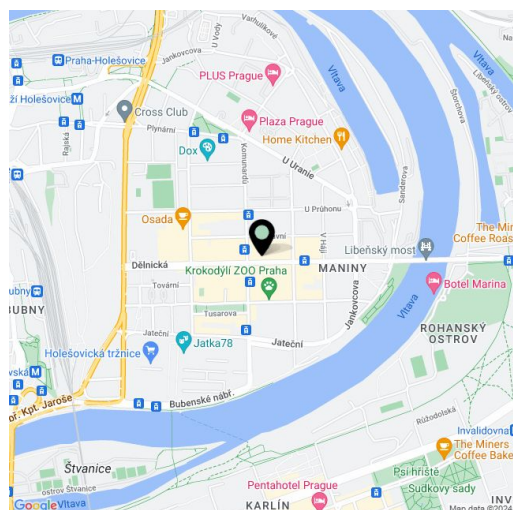
This modern apartment with a terrace is located on the 5th floor of the Vivus Osadní residential project with an elevator, a green courtyard, and an underground garage, where 1 parking space is reserved for the apartment. The residence was completed in 2019 in the popular district of Holešovice with a lively atmosphere, a full range of services, and easy connections to the city center.

The area of the apartment consists of a living room with a kitchen and access to the **terrace**, 1 bedroom, a bathroom with a bathtub and a shower screen, a separate toilet, and an entrance hall.

Facilities include **wooden floors**, large plastic windows with double glazing and interior blinds, central district heating, and a safety fire entrance door. The kitchen is fully equipped with **built-in white appliances**. The purchase price includes a **garage space** and a **cellar**. A **pram room** is available to residents.

It is close to cafes, restaurants, shops, pharmacies, or a library, the multi-functional **Vnitroblock** center, the **DOX** Center for Contemporary Art and the **La Fabrika** and **Jatka 78** theaters. The **Czech Philharmonic concert hall** will be built nearby. Excellent accessibility is ensured by tram connections to the city center and to the **Nádraží Holešovice** and **Vltavská** metro stations. The **expressway to the airport** will also be within reach. A **new footbridge to Karlín** serves pedestrians and cyclists.

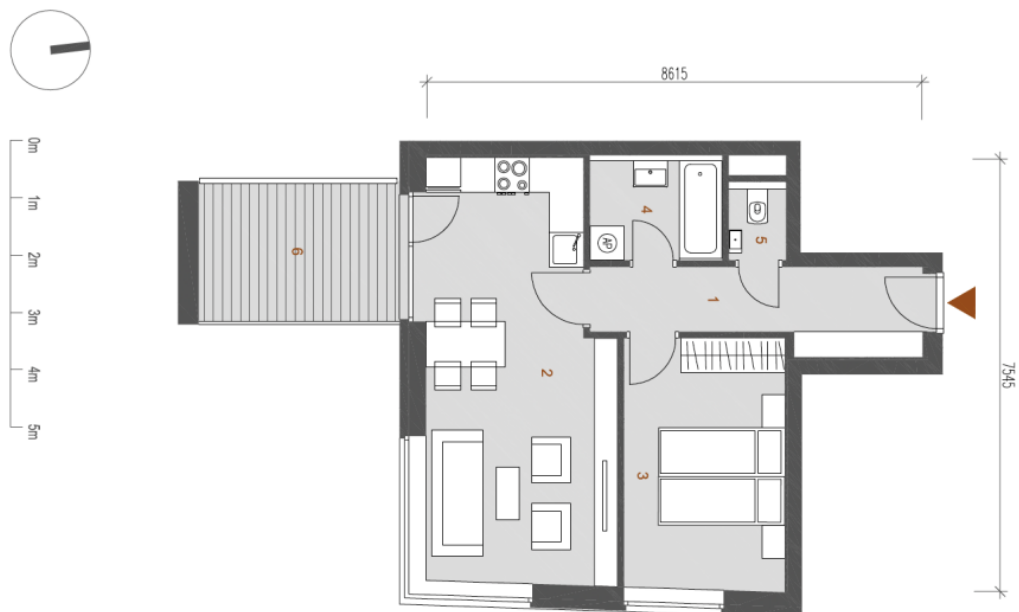
Floor area 51.7 m<sup>2</sup>, terrace 8.7 m<sup>2</sup>, cellar 7.5 m<sup>2</sup>.



\* 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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1	Chodba	7,96m <sup>2</sup>
2	Obývací pokoj + kk	23,08m <sup>2</sup>
3	Ložnice	12,05m <sup>2</sup>
4	Koupelna	4,10m <sup>2</sup>
5	WC	1,42m <sup>2</sup>
Plocha místností celkem		48,61m <sup>2</sup>
Ostatní plochy		3,08m <sup>2</sup>
*Plocha bytu celkem		51,67m <sup>2</sup>
6	Balkon	8,69m <sup>2</sup>