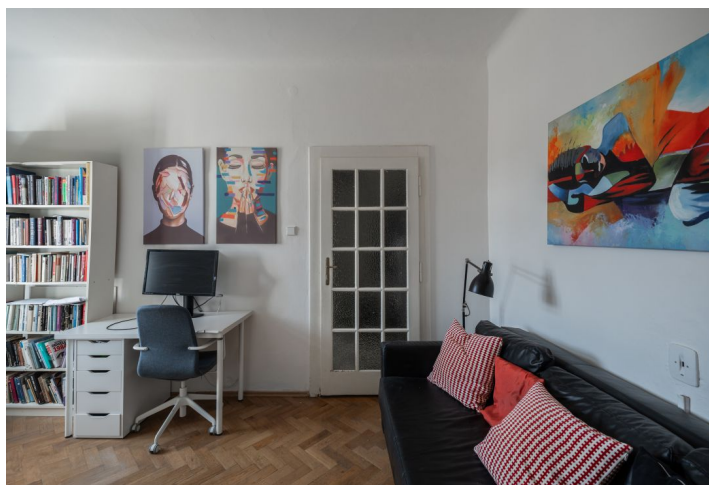




## Apartment One-bedroom (2+1)

€ 297 324 | CZK 7 500 000

48.1 m<sup>2</sup>, Prague 7, Holešovice, Schnirchova





## Apartment One-bedroom (2+1)

€ 297 324 | CZK 7 500 000

48.1 m<sup>2</sup>, Prague 7, Holešovice, Schnirchova

Total area	48 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	105876

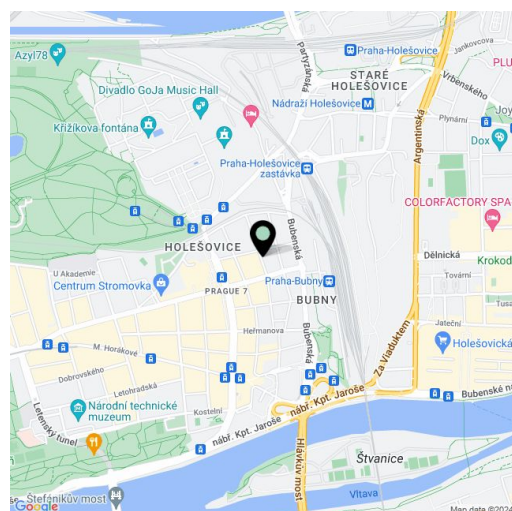
This quiet, bright apartment located on the 6th floor of a completely revitalized building with an elevator and a modern cafe on the ground floor is located in a sought-after part of Prague 7 - Holešovice, a few minutes' walk from the Stromovka Royal Nature Reserve.

The interior consists of a kitchen, 2 rooms, a bathroom, a separate toilet, and a storage room located directly opposite the entrance door. Windows from all the rooms offer **views of the quiet courtyard**. The apartment is in its original condition, suitable for reconstruction, with the possibility of modifying the layout. At the same time as the sale of the apartment, which is in **personal ownership**, there will also be a transfer of a share in a housing cooperative, which owns the non-residential space (café) on the ground floor and thus contributes financially to the **repair fund**.

In the neighborhood, the **modernization** of the Praha-Bubny railway station is underway, after the completion of which a new **Praha-Výstaviště** station and a green route for pedestrians and cyclists connecting this popular part of the city with **Stromovka** will be created. In September of this year, the pedestrian **connection between Letná and Holešovice** (the newly created Nicholas Winton street connecting Veletržní street with Dělnická) was ceremonially opened, shortening the walk to the popular **Holešovice market** to just 15 minutes.

The location also stands out for its range of civic amenities, a new shopping center, a number of restaurants and cafes and, last but not least, a wide range of cultural and sports activities. The park itself is a **green oasis** in the middle of the capital. Perfect transport connections are ensured by the nearby **tunnel complex** and excellent public transport accessibility (tram and bus stop within 200 m from the building, **Vltavská** metro station 800 m).

Floor area 48.1 m<sup>2</sup>, cellar 4.7 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.



# Apartment One-bedroom (2+1)

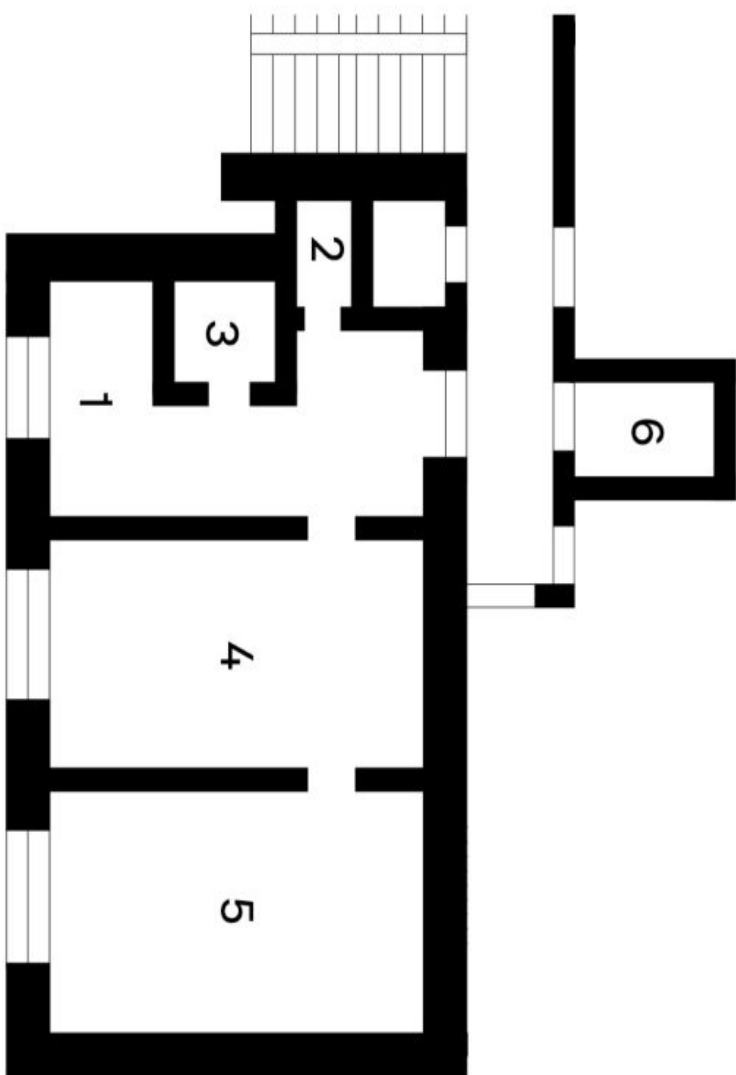
48.1 m<sup>2</sup>, Prague 7, Holešovice, Schnirchova

€ 297 324 | CZK 7 500 000

Holešovice, Schnirchova

Byt 2+1

- 1 Kuchyň
- 2 WC
- 3 Koupelna
- 4 Pokoj
- 5 Pokoj
- 6 Komora



Plánek je pouze ilustrativní