



## Apartment Two-bedroom (3+1)

Sold

138 m<sup>2</sup>, Prague 7, Holešovice, U Garází





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Total area	157 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	17228

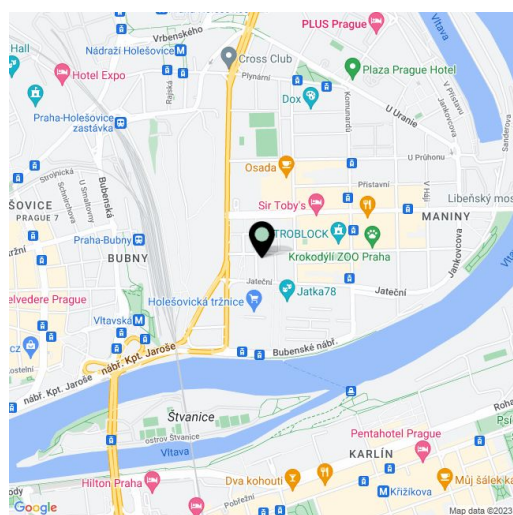
**New, high standard split-level apartment with 2 terraces situated on the 7th floor of a reconstructed apartment building from the 1950s with an elevator, located in the sought after area of Holešovice Prague 7.**

The first level of the apartment offers an entrance hall with access to the kitchen with a pantry, as well as a bathroom with a toilet and a spacious living room with a fireplace and balcony. On the upper floor, connected by a spiral staircase, there is one bedroom with a walk-in closet, second bedroom with a terrace and a spacious bathroom with a bathtub.

Features include wooden floors, underfloor heating control unit, gas boiler and preparation for central security system. Modern Miele appliances, designer built-in furniture and sanitary ware by Villeroy & Boch .

Location has all public amenities; shops and restaurants within walking distance. Close to tram lines, with excellent transport links to the city center .

Interior 137.7 m<sup>2</sup> , 4.26 m<sup>2</sup> balcony, 15.79 m<sup>2</sup> terrace, 2.68 m<sup>2</sup> cellar .



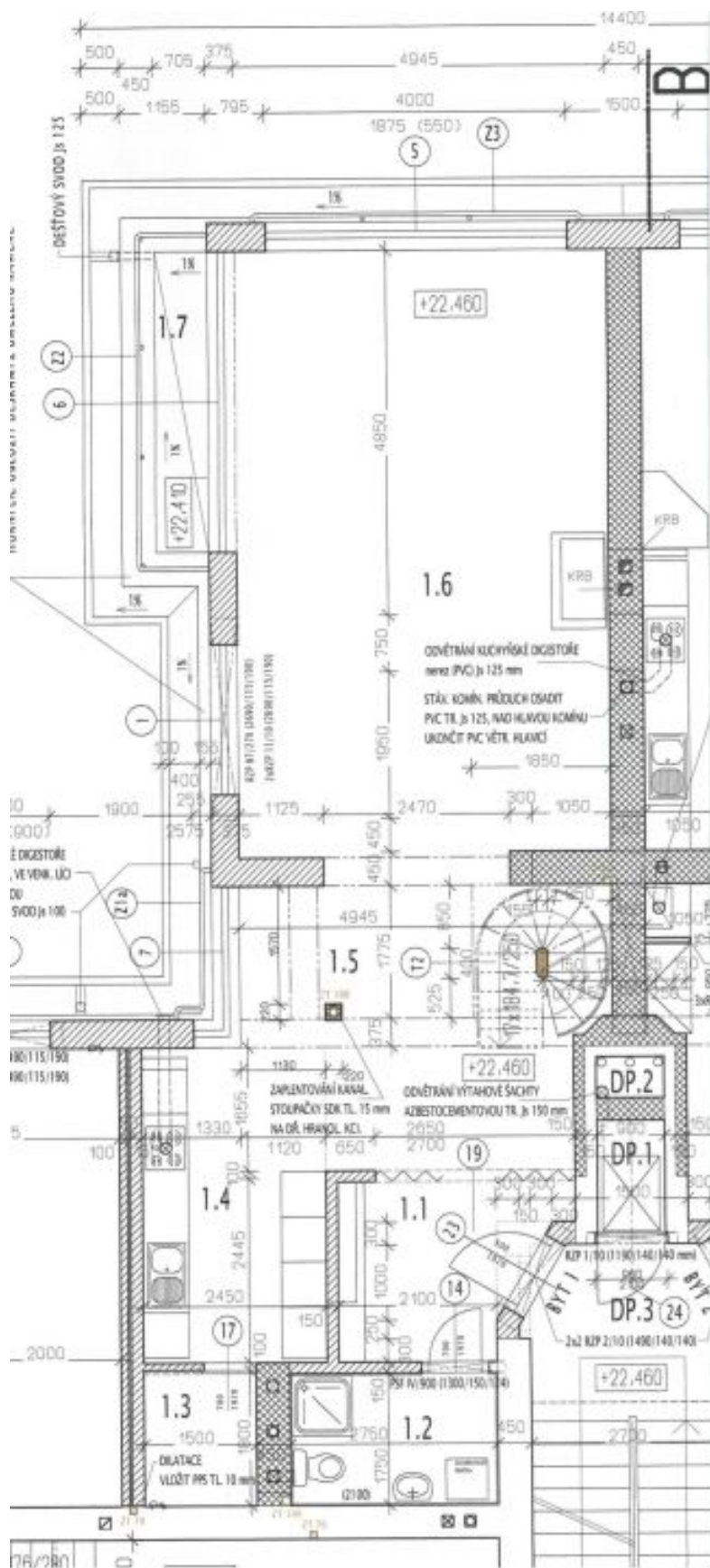
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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