



## Apartment Two-bedroom (3+kk)

Sold

97 m<sup>2</sup>, Prague 7, Holešovice, Tusarova





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Total area	103 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 400 CZK monthly
PENB	D
Reference number	18045

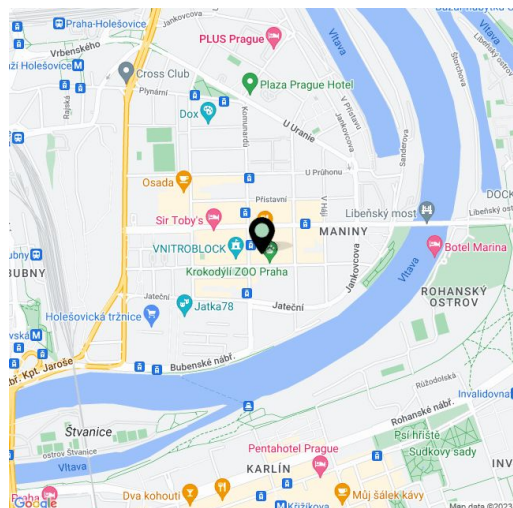
**High-standard apartment complete with a balcony and 2 bathrooms, situated on the 2nd floor of a building with an elevator, in the dynamically developing part of Holešovice. The apartment is located close to a tram stop with easy access to the Vltavská metro station and and the city center.**

The interior, designed by the Atelier Fact architectural studio, consists of an entry hall, an open concept living room with a biofuel fireplace and equipped kitchen with dining area - all of which are south-facing. Both bedrooms with orientation to the north, feature access to the balcony, one with en-suite spacious bathroom with a bathtub and toilet, the second bathroom with a shower corner, bidet and toilet.

The apartment features modern and quality equipment such as wooden floors in the main living area, safe entrance door, built-in wardrobes with inner lighting, high-standard Spanish large format tiles including **Laufen fittings in the bathrooms, built-in air-conditioning/air purifier**. The entire apartment has sound isolation. The flat also features a brick cellar and a long-term rented garage parking space in the house.

The apartment is situated in a nice area of Prague 7 with all public amenities including schools, shops, a pharmacy, medical facility, as well as restaurants and cafes.

Interior 96.68 m<sup>2</sup>, balcony 6 m<sup>2</sup>, cellar 2.5 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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