



Apartment Three-bedroom (4+kk)

€ 441 837 | CZK 10 920 000

124 m², Prague 7, Holešovice





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| | |
|------------------|-------------------------------------|
| Total area | 157 m² |
| Floor area* | 124 m² |
| Terrace | 33 m² |
| Garden | 175 m² |
| Parking | 2 parking space in a private garage |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 23958 |

* 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.

Generously-sized garden apartment boasting a terrace, views of the river lined by mature trees and a direct access to a private garage, is part of a newly emerging residential project in a dynamically developing area of Holešovice, Prague 7. Quality-equipped, modern apartments with an ideal orientation to the east and west will offer comfortable living near the city center, with excellent transport accessibility and a wide selection of cultural, social and sports activities.

The layout of this apartment on the ground floor includes a living room with preparation for the kitchen and dining area, 3 bedrooms (one of them with en-suite bathroom), a shared bathroom, separate toilet, utility room, and a hall. All rooms have access to the garden.

High-standard equipment will include **triple-layer Magnum oak floors**, Technoart or Impronta large format tiles, **Hanák interior doors with concealed hinges and magnetic locks**, windows with triple glass and outdoor electrically controlled blinds, Hansgrohe, Laufen, Hüppe and Riho bathroom sanitary ware and fittings, preparation for air-conditioning and smart home system. The purchase price includes **2 parking spaces in a private garage with cellar and direct access to the flat**.

The complex will also offer a private landscaped park, fitness facilities with river views and representative social premises suitable for celebrations, BBQs and other events. The high level of security will be complete with a guarded central entrance to the building, concierge service, 24/7 security and CCTV system.

In the vicinity of the project you can find full services and amenities - kindergartens, schools, several cafes and restaurants, shops, fitness center, golf course and other opportunities for relaxation and for active recreation. 3-minute walk away from a tram stop providing direct connections to the nearby Vltavská and Palmovka metro stations, and to the center.

The project includes 1 to 6-bedroom units on various floors. For more information and a list of units available, please contact our office.

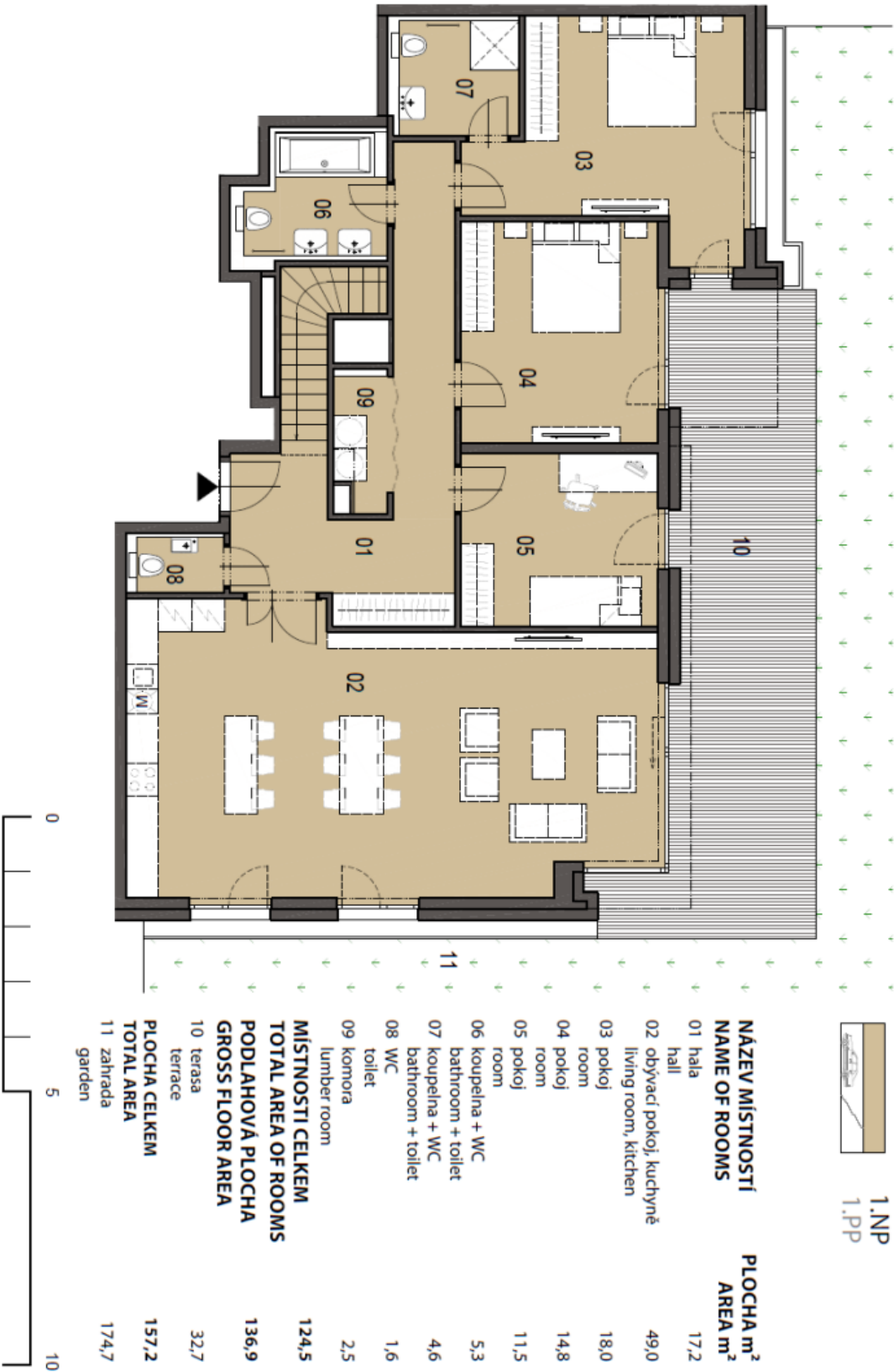
Interior 124.5 m², terrace 32.7 m², garden 174.7 m², basement with garage 79.6 m².



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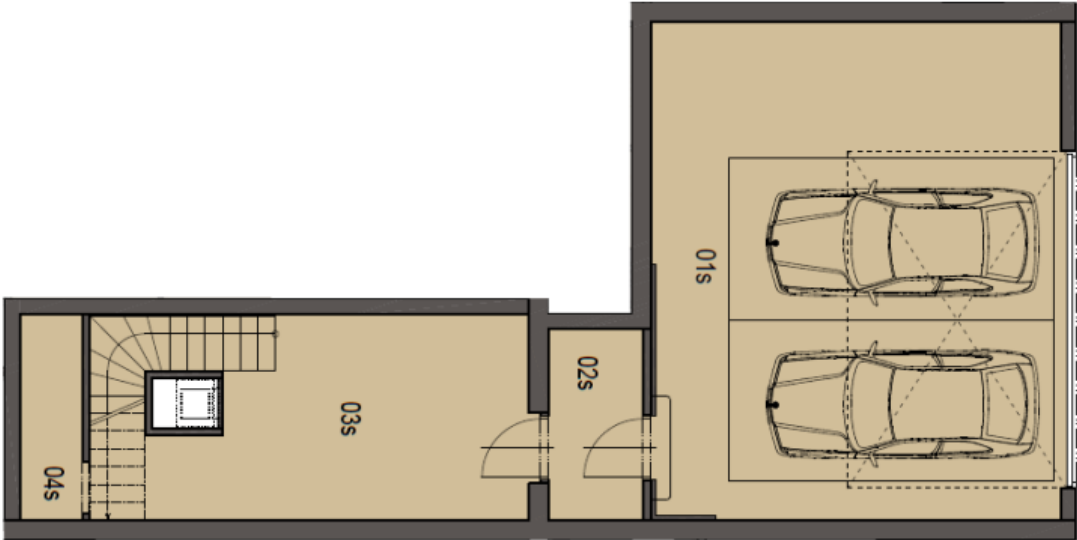




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| LEGENDA MÍSTNOSTI NAME OF ROOMS | PLOCHA m² AREA m² |
|--|----------------------|
| 01s garážová stání garage | 49,7 |
| 02s předstíň hall | 4,4 |
| 03s sklep + schodiště cellar + stairs | 22,3 |
| 04s komora lumber room | 3,2 |
| CELKOVÁ PLOCHA TOTAL AREA | 79,6 |

