



## Apartment Three-bedroom (4+kk)

Sold

124 m<sup>2</sup>, Prague 7, Holešovice





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Total area	157 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Garden	175 m <sup>2</sup>
Parking	2 parking space in a private garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24545

\* 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.** Completion is scheduled for spring 2018.

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.

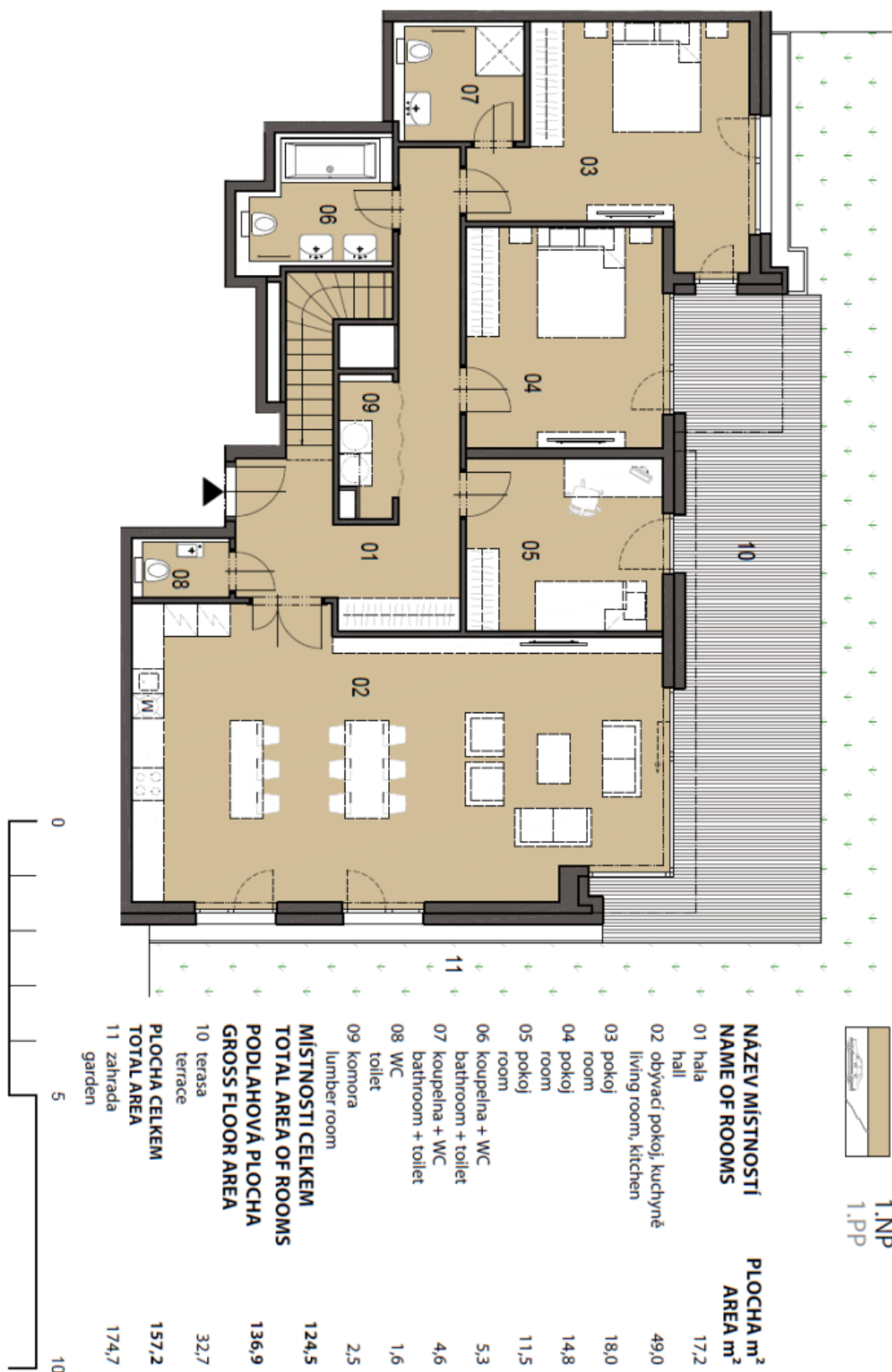
Interior 124.5 m<sup>2</sup>, terrace 32.7 m<sup>2</sup>, garden 174.7 m<sup>2</sup>, basement with garage 79.6 m<sup>2</sup>.



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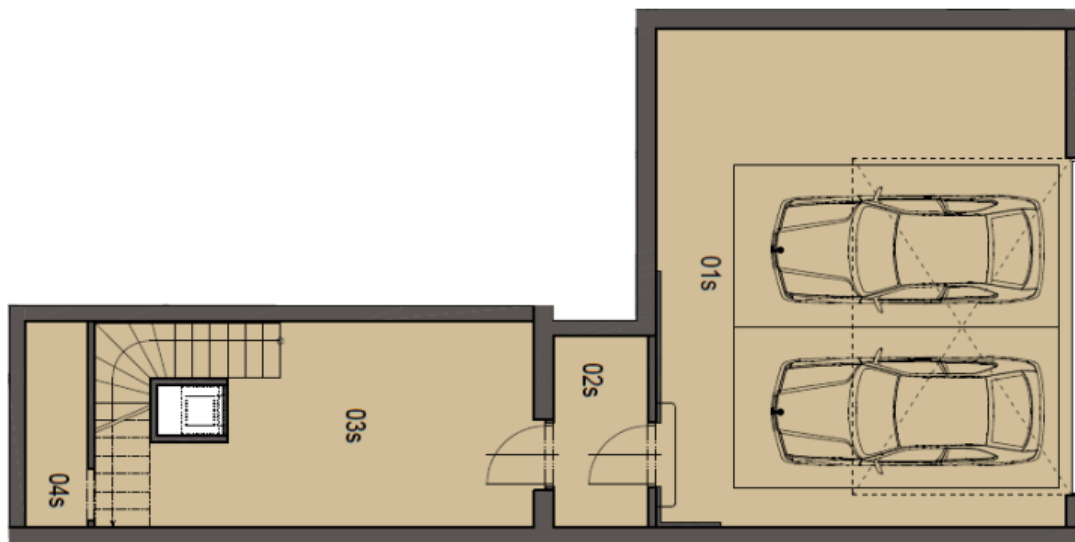
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LEGENDA MÍSTNOSTI NAME OF ROOMS	PLOCHA m <sup>2</sup> AREA m <sup>2</sup>
01s garážová státní garage	49,7
02s předsíň hall	4,4
03s sklep + schodiště cellar + stairs	22,3
04s komora lumber room	3,2
<b>CELKOVÁ PLOCHA TOTAL AREA</b>	<b>79,6</b>

