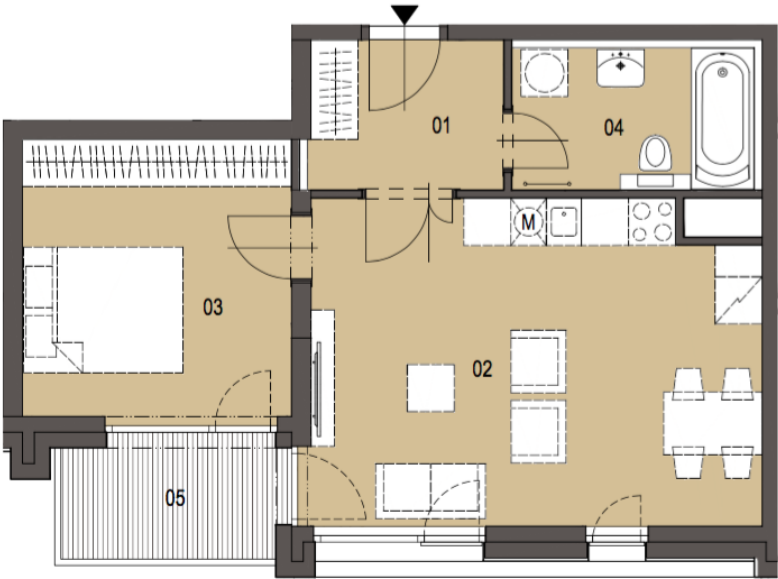




Apartment One-bedroom (2+kk)

46 m², Prague 7, Holešovice

€ 178 030 | CZK 4 400 000



NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m² AREA m²
01 hala hall	4,9
02 obývací pokoj, kuchyně living room, kitchen	23,6
03 pokoj room	12,2
04 koupelna + WC bathroom + toilet	5,6
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	46,3
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	49,1
05 balkon balcony	4,5
PLOCHA CELKEM TOTAL AREA	50,8



Apartment One-bedroom (2+kk)

€ 178 030 | CZK 4 400 000

46 m², Prague 7, Holešovice

Total area	51 m ²
Floor area*	46 m ²
Balcony	5 m ²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24893

* 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.

This attractive 1-bedroom apartment with a balcony 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 6th floor includes a living room with preparation for the kitchen, dining area and access to the balcony, a bedroom with balcony access, bathroom with bathtub and toilet, and a hallway.

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. A cellar has to be purchased at extra cost; possibility to purchase also a **parking space in a guarded underground garage**.

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, a 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 46.3 m², balcony 4.5 m².