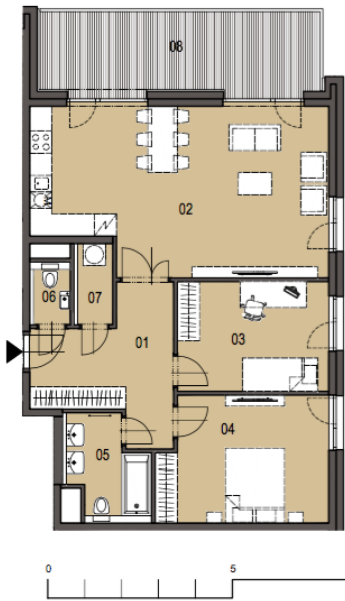




Apartment Two-bedroom (3+kk)

85 m², Prague 7, Holešovice

€ 299 818 | CZK 7 410 000



| NÁZEV MÍSTNOSTÍ | PLOCHA m² |
|---------------------------|-----------|
| NAME OF ROOMS | AREA m² |
| 01 hala | 12,2 |
| 02 obývací pokoj, kuchyně | 35,5 |
| 03 pokoj | 12,2 |
| 04 pokoj | 15,4 |
| 05 koupelna + WC | 5,2 |
| 06 WC | 1,7 |
| 07 komora | 2,2 |
| 08 balkon | 17,1 |
| MÍSTNOSTI CELKEM | 84,4 |
| TOTAL AREA OF ROOMS | |
| PODLAHOVÁ PLOCHA | 89,2 |
| GROSS FLOOR AREA | |
| PLOCHA CELKEM | 101,5 |
| TOTAL AREA | |



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| | |
|------------------|------------------------------------|
| Total area | 102 m² |
| Floor area* | 85 m² |
| Terrace | 17 m² |
| Parking | Garage parking space at extra cost |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 24906 |

* 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 2-bedroom apartment with terrace and views of the river lined with mature trees, 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 3th floor includes a living room with preparation for the kitchen, dining area and access to the terrace, a bedroom, bathroom with bathtub and toilet, utility room and 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.

The purchase price includes VAT therefore it is not subject to the property transfer tax.

Interior 84.4 m², terrace 17.1 m².