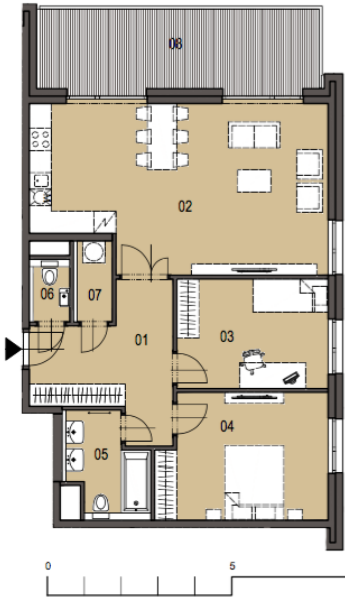




Apartment Two-bedroom (3+kk)

85 m², Prague 7, Holešovice

€ 306 397 | CZK 7 640 000



NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m² AREA m²
01 hala hall	12,2
02 obývací pokoj, kuchyně living room, kitchen	35,5
03 pokoj room	12,2
04 pokoj room	15,4
05 koupelna + WC bathroom + toilet	5,2
06 WC toilet	1,7
07 komora lumber room	2,2
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	84,4
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	89,3
08 balkon balcony	17,1
PLOCHA CELKEM TOTAL AREA	101,5

Ukazování: Plochy jednotlivých místností jsou pouze orientační. Vyznačené zařízení u náznaků (nábytek, kuch. linka at.) není součástí dotáčky. Rozměr



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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	24914

* 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 4th 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. Interior 84.5 m², terrace 17.1 m².