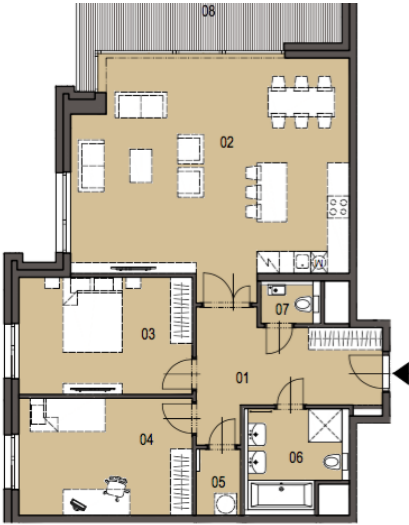




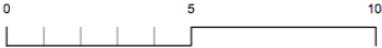
Apartment Two-bedroom (3+kk)

98 m², Prague 7, Holešovice

€ 340 753 | CZK 8 420 000



NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m² AREA m²
01 hala hall	13,4
02 obývací pokoj, kuchyně living room, kitchen	44,8
03 pokoj room	14,9
04 pokoj room	14,9
05 komora lumber room	2,2
06 koupelna + WC bathroom + toilet	6,7
07 WC toilet	1,7
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	98,6
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	104,1
08 balkon balcony	14,5
PLOCHA CELKEM TOTAL AREA	113,1





Apartment Two-bedroom (3+kk)

€ 340 753 | CZK 8 420 000

98 m², Prague 7, Holešovice

Total area	113 m²
Floor area*	98 m²
Terrace	15 m²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24916

* 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 5th 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 98.6 m², terrace 14.5 m².