



## Apartment Two-bedroom (3+kk)

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

€ 402 776 | CZK 9 952 600





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Total area	114 m²
Floor area*	93 m²
Terrace	21 m²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24946

\* 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 apartment with 2 terraces 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.

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, 2 bedrooms sharing a second terrace, bathroom with bathtub, shower and toilet, separate 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 92,4 m², terraces 11.5 + 9.6 m².

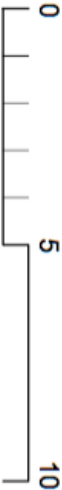
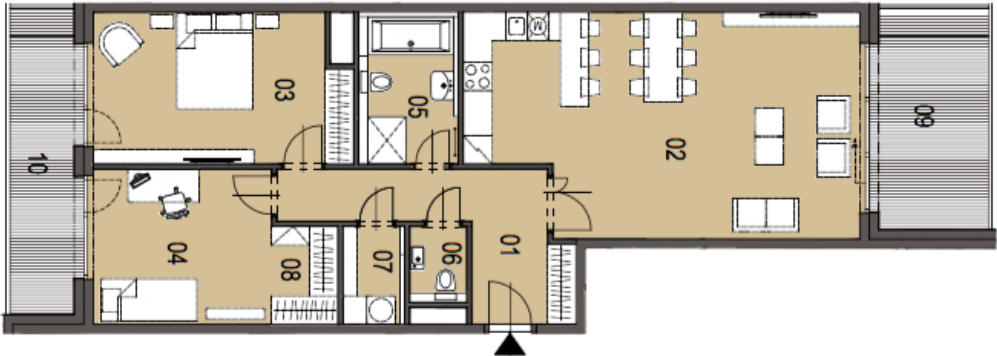


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Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.  
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (11.3.2016)



NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m² AREA m²
01 hall	11,3
02 obývací pokoj, kuchyně living room, kitchen	38,0
03 pokoj room	17,1
04 pokoj room	12,6
05 koupelna + WC bathroom + toilet	6,0
06 WC toilet	2,0
07 komora lumber room	2,5
08 šatna dressing room	2,9
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	
92,4	
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	
97,1	
09 balkon balcony	11,5
10 balkon balcony	9,6
PLOCHA CELKEM TOTAL AREA	
113,5	