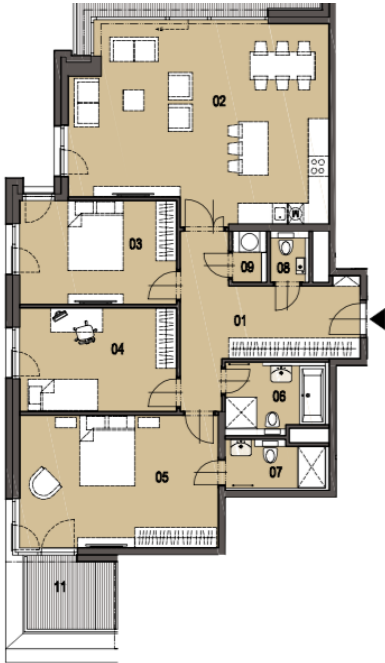




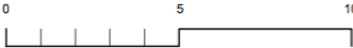
# Apartment Three-bedroom (4+kk)

117 m², Prague 7, Holešovice

€ 433 023 | CZK 10 700 000



| NÁZEV MÍSTNOSTÍ           | PLOCHA m² |
|---------------------------|-----------|
| NAME OF ROOMS             | AREA m²   |
| 01 hala                   | 15,7      |
| hall                      |           |
| 02 obývací pokoj, kuchyně | 40,6      |
| living room, kitchen      |           |
| 03 pokoj                  | 13,5      |
| room                      |           |
| 04 pokoj                  | 13,6      |
| room                      |           |
| 05 pokoj                  | 22,1      |
| room                      |           |
| 06 koupelna + WC          | 5,5       |
| bathroom + toilet         |           |
| 07 koupelna + WC          | 3,9       |
| bathroom + toilet         |           |
| 08 WC                     | 1,4       |
| toilet                    |           |
| 09 komora                 | 1,3       |
| lumber room               |           |
| MÍSTNOSTI CELKEM          | 117,6     |
| TOTAL AREA OF ROOMS       |           |
| PODLAHOVÁ PLOCHA          | 124,9     |
| GROSS FLOOR AREA          |           |
| 10 balkon                 | 14,5      |
| balcony                   |           |
| 11 balkon                 | 5,3       |
| balcony                   |           |
| PLOCHA CELKEM             | 137,4     |
| TOTAL AREA                |           |





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 137 m²                             |
| Floor area*      | 117 m²                             |
| Terrace          | 20 m²                              |
| Parking          | Garage parking space at extra cost |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| PENB             | B                                  |
| Reference number | 24963                              |

\* 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 3-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 2017.

The layout of this apartment on the 1st floor includes a living room with preparation for the kitchen, dining area and access to the terrace, master bedroom with en-suite bathroom (shower, toilet), 2 children's bedrooms, shared 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 117.6 m², terrace 19.8m²