



## Apartment Five-bedroom (6+kk)

Ask for price

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





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Total area	333 m <sup>2</sup>
Floor area*	145 m <sup>2</sup>
Balcony	29 m <sup>2</sup>
Terrace	159 m <sup>2</sup>
Parking	2 Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	25735

\* 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 5-bedroom penthouse 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 lower level includes a living room with the kitchen, dining area and terrace, three bedrooms (one of them with the walk-in closet), study, two utility rooms, a bathroom and two separate toilet. Higher level has a spacious hall, a separate toilet and bedroom with en-suite bathroom, dressing room and access to a generous terrace.

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 and a two parking space in a guarded underground garage are included in the purchase price.**

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.

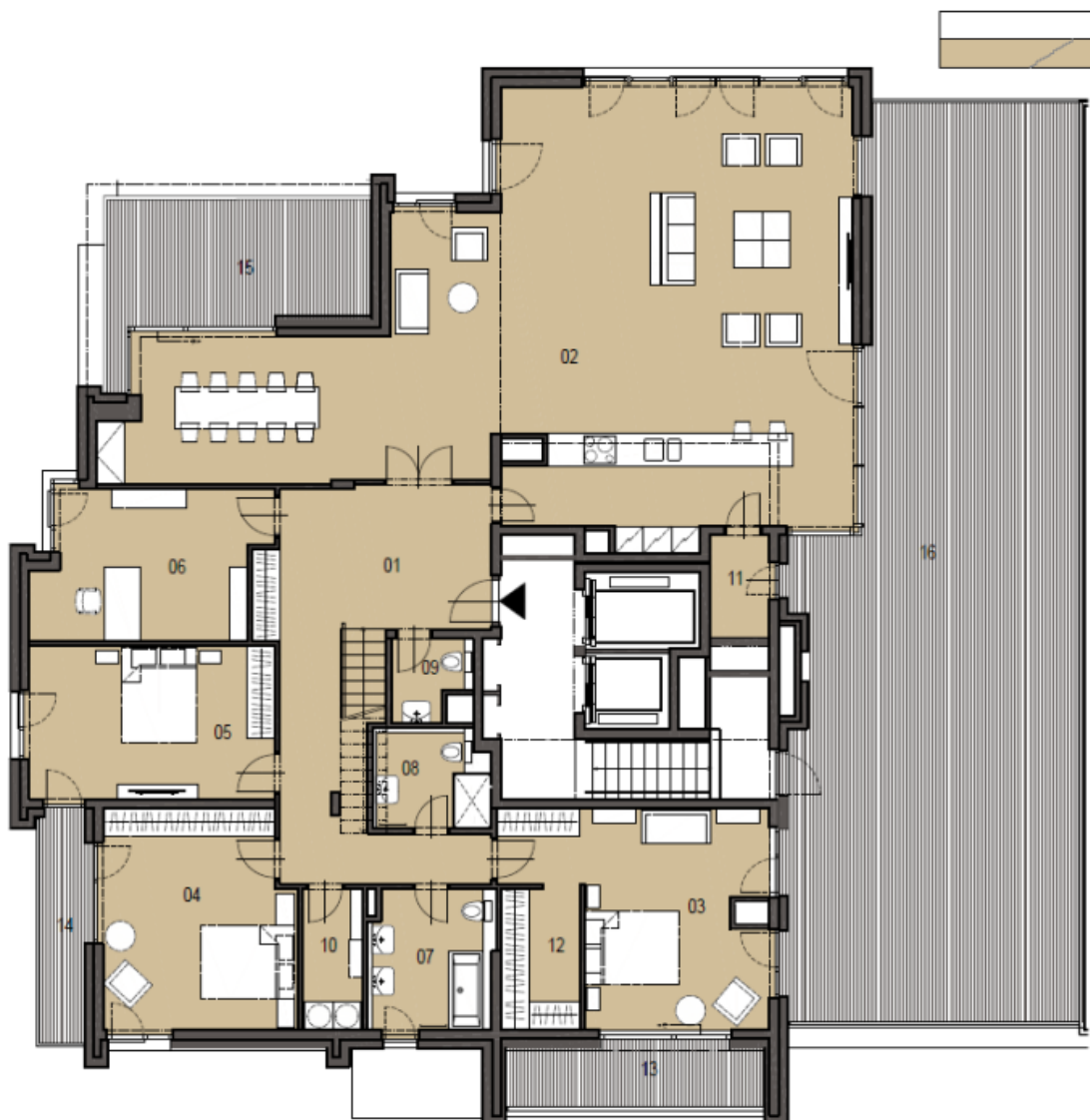
Interior 332.7 m<sup>2</sup>, terrace 158.8 m<sup>2</sup>, balcony 28.9 m<sup>2</sup>.



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