



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	133 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Garden	113 m <sup>2</sup>
Parking	2 parking spaces in a private garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	25736

\* 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.

**Generously-sized garden apartment boasting a terrace, views of the river lined by mature trees and a direct access to a private garage, 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 ground floor includes a living room with the kitchen, dining area and a spacious terrace, three bedrooms (one with en-suite bathroom, another with walk-in closet), common bathroom, separate toilet, utility room and hallway with access to the private garage and cellar. All rooms offer entrance to the garden.

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.

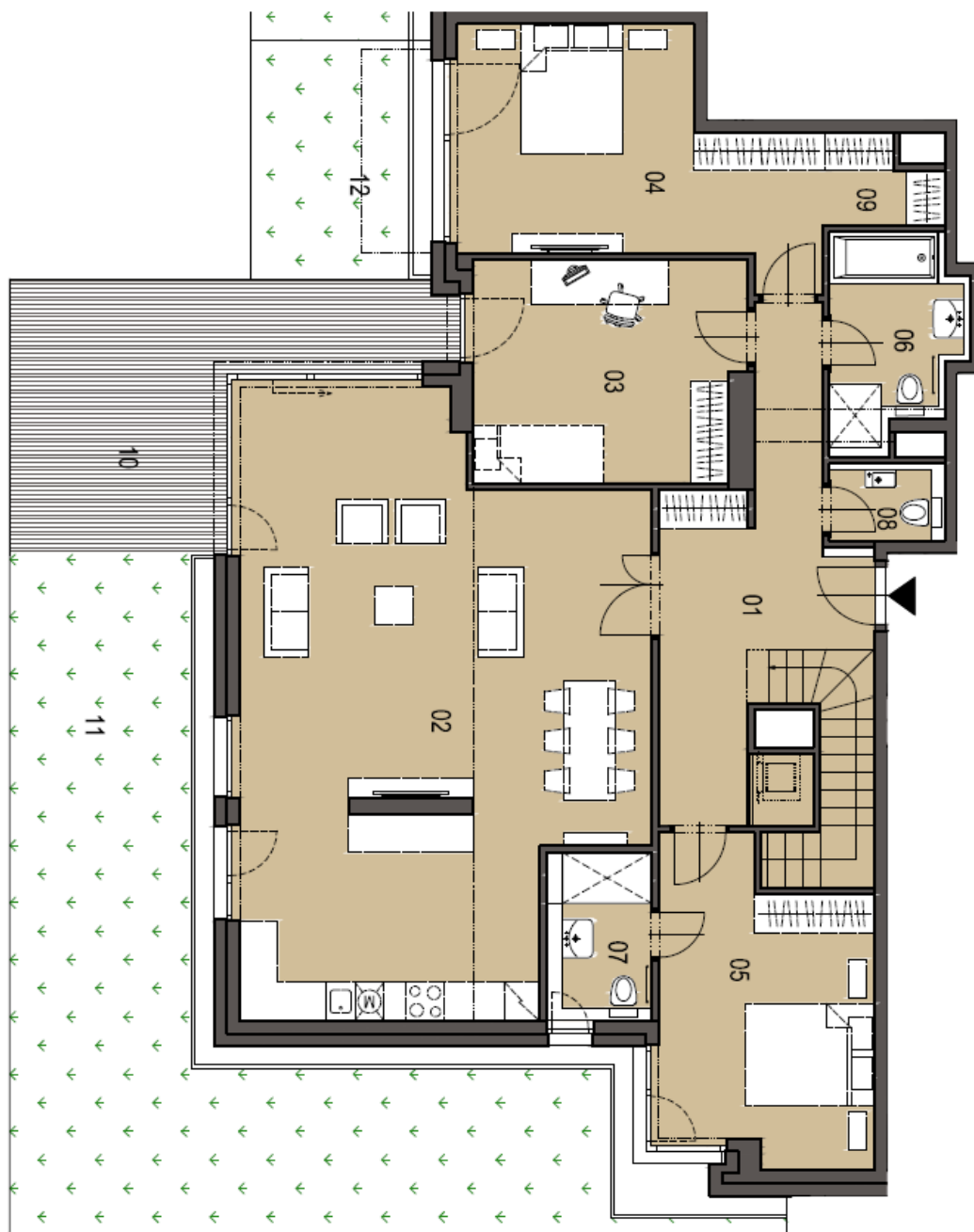
Interior 133.1 m<sup>2</sup>, terrace 14.3 m<sup>2</sup>, garden 113.1 m<sup>2</sup>.



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