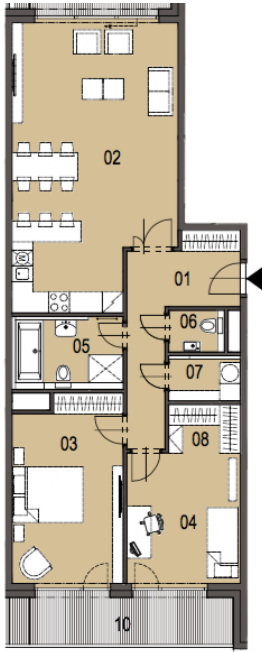




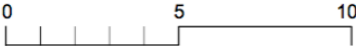
# Apartment Two-bedroom (3+kk)

Sold

93 m², Prague 7, Holešovice



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



Ukazatel: Plochy jednotlivých místností jsou pouze orientační. Všechny rozměry včetně výšky budovy (včetně balk. a ter.) a zastřešení atd.) jsou pouze orientační. Pro více informací kontaktujte makléře.



## Apartment Two-bedroom (3+kk)

**Sold**

93 m², Prague 7, Holešovice

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	26994

\* 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. 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, 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.