



## Apartment Two-bedroom (3+kk)

Sold

120 m<sup>2</sup>, Prague 7, Holešovice, Poupětová





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Total area	120 m <sup>2</sup>
Parking	—
Cellar	Yes
Service price	2 400 CZK monthly
PENB	D
Reference number	30608

This spacious, quiet and bright apartment with views in three cardinal directions was created in 2011 by a loft conversion in an architecturally interesting corner brick building in a popular part of Holešovice, a former port and industrial district, which in recent decades has transformed itself into a modern residential area with a complete infrastructure, while at the same time preserving its unique *genius loci*.

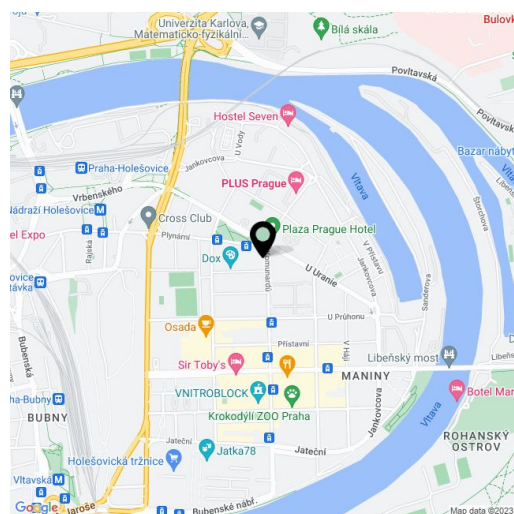
The layout of the apartment on the **top (6th) floor** consists of a generously designed sunny living room connected to the kitchen, 2 bedrooms, a bathroom (with a bathtub and shower), a utility room (with a toilet and connection for a washing machine and dryer), a large hall, a foyer, and a staircase hall (the foyer is on a lower floor than the rest of the apartment). Moreover, the flat also includes an extra storage space. Thanks to the large size of the rooms, the unit **can be converted to a 3-bedroom layout**.

The interior with high ceilings is equipped with built-in wardrobes and a complete kitchen with a cooking island and a bar. All rooms are air-conditioned (Toshiba). Heating is provided by a new gas boiler. The unit comes with a brick **cellar**. The price includes a **share of the non-residential premises on the ground floor**. Thanks to the sufficient income of the Association Unit Owners from the lease of these premises, there are very low contributions to the Repair Fund. The building is undergoing a gradual renovation and it has a new roof, risers, cellars, and chip access entrance. The common areas will be maintained. Residents have access to the pleasant **courtyard**.

The building is located on a one-way street a few steps from Ortenovo Náměstí Square with a **park**, playground, tram stop, a grocery store, and other shops, a kindergarten and elementary school, and a high school. The Nádraží Holešovice metro station is a 10-minute walk or a 1-minute tram ride away. The **DOX** Center for Contemporary Art is on the same street, and the La Fabrika Theater and **Vnitroblok** Creative Center are close-by. In the immediate vicinity are numerous cafes, restaurants, shops, including a supermarket, pharmacy, banks, and all other services, including the Holešovice Market. The nearby **Stromovka** or Bubenské nábřeží with Ladislav Park are ideal places for walks. Via the HolKa ferry (in the near future via a new footbridge), it is possible to get to the **bike path** on Rohanský Island.

Interior 115.48 m<sup>2</sup>, cellar 4.4 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



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