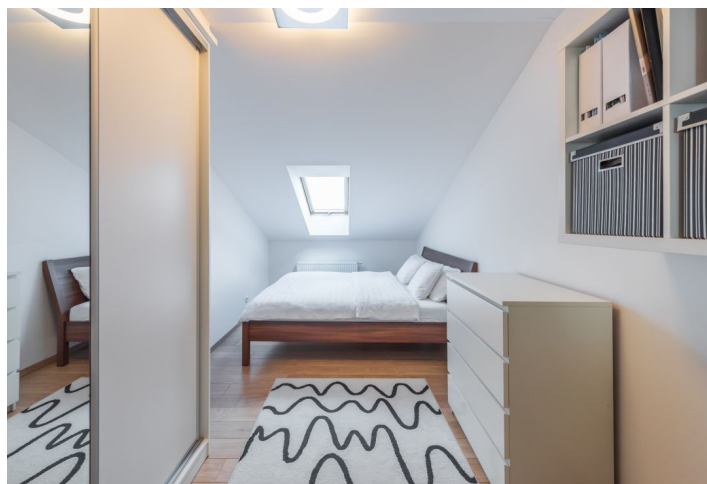
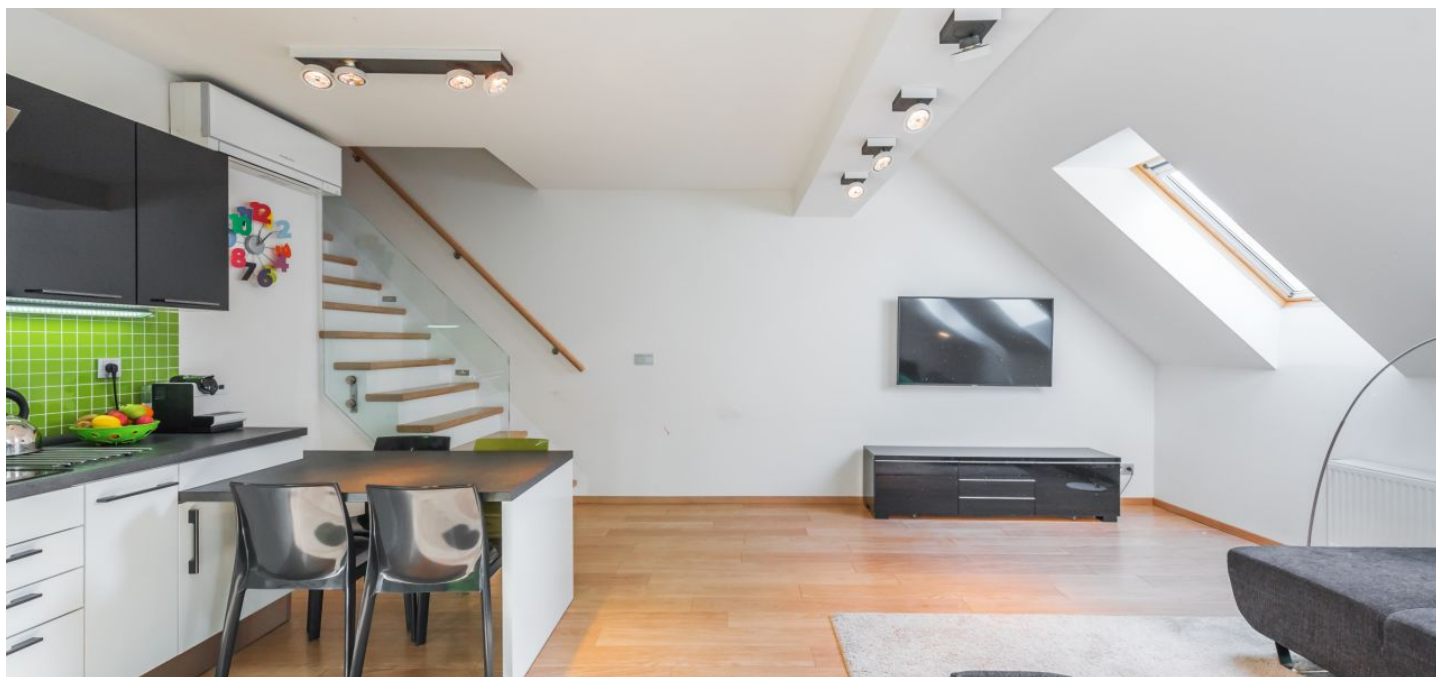




## Apartment Two-bedroom (3+kk)

Sold

84 m<sup>2</sup>, Praha 7, Holešovice, Ortenovo náměstí





## Apartment Two-bedroom (3+kk)

**Sold**84 m<sup>2</sup>, Praha 7, Holešovice, Ortenovo náměstí

Total area	84 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	30807

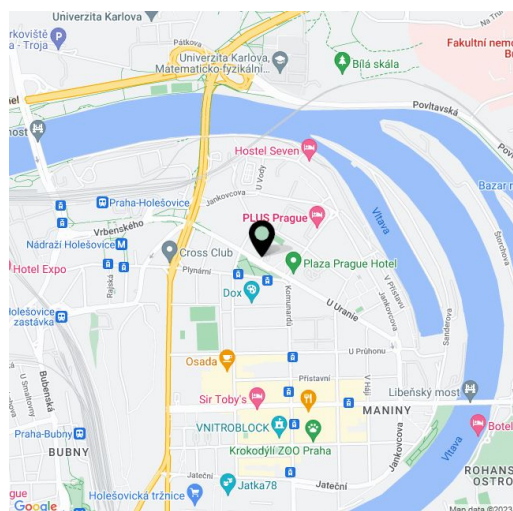
This practically designed and completely air-conditioned attic duplex apartment is situated on the 4th floor of a renovated apartment building with an elevator. The building is located in a courtyard that is part of an original residential area in a quiet part of the dynamically developing district of Holešovice, not far from the Vltava River, in a place with excellent transport accessibility and all services in close proximity.

The entrance level consists of a living room with a kitchen, a smaller guest bedroom (can also be used as a dressing room or a study), a bathroom (with a bathtub and a toilet), and a foyer. On the top floor, accessible from the living room by a staircase, there are 2 bedrooms and a separate toilet (with a bidet).

The facilities include high-quality and designer materials, doors with concealed hinges, **wooden skylights**, a complete kitchen (dishwasher, induction hob, hood, microwave, electric oven, fridge, freezer), and built-in wardrobes. Heating is provided by a gas boiler. The house is equipped with security entrance doors, videophones, and a camera system. The apartment comes with a **cellar**. Motorbikes or bicycles can be parked in the courtyard.

The **square with a park** has a children's playground, and there is also a relaxation zone with a fountain. Within walking distance, there are several kindergartens, an elementary school, and high school Duhovka. The neighborhood is home to many restaurants, bistros, shops, doctor's offices, and cultural institutions (e.g., DOX or La Fabrika). There is a **bike trail** and **inline track** along the Vltava River, a fitness center, a tennis and squash hall, and a **golf driving range**. It is also close to the **Botanical** and **Zoological Gardens** or to **Stromovka Park**. Transport connections are provided by trams (Ortenovo náměstí tram stop in the distance of 150 m) and the metro, line C (Nádraží Holešovice metro station in the distance of 780 m).

Interior 83.5 m<sup>2</sup>.



\* 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.



## Apartment Two-bedroom (3+kk)

Sold

84 m<sup>2</sup>, Praha 7, Holešovice, Ortenovo náměstí

