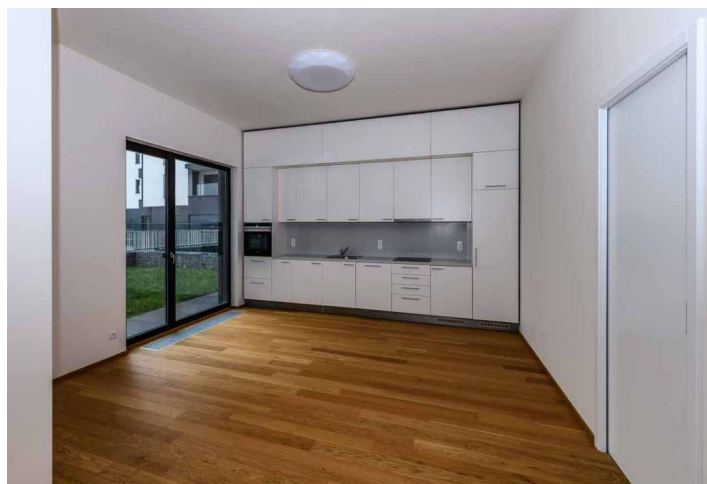




Apartment Four-bedroom (5+kk)

Sold

207 m², Prague 7, Holešovice, Sanderova





Apartment Four-bedroom (5+kk)

Sold207 m², Prague 7, Holešovice, Sanderova

| | |
|------------------|----------------------|
| Total area | 262 m ² |
| Floor area* | 207 m ² |
| Terrace | 55 m ² |
| Parking | Private 2-car garage |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 31635 |

New apartment with 2 terraces, a large garden, and views of a tranquil river lined with mature trees. This almost unlimited space, which is part of a recently completed residential project, offers comfortable housing near the city center with excellent transport accessibility and a wide selection of cultural, social, and sports activities.

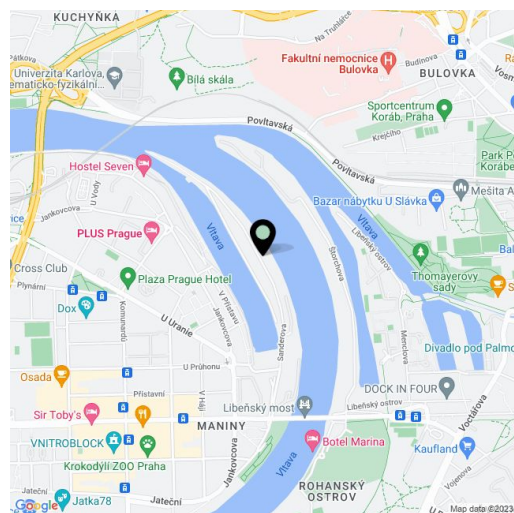
The entrance level on the ground floor consists of a spacious living room with a partially separated kitchen and access to the terrace, a master bedroom with an en-suite bathroom, a walk-in closet, and a private terrace, 2 bedrooms with private bathrooms, a 4th bedroom, a guest toilet, a bathroom, and an entrance hall. The staircase leads to the underground floor, where there is a **garage for 2 cars, a cellar, and a pantry.**

The high-standard facilities include **triple-layer Magnum oak floors**, large-format tiles with underfloor heating in the bathrooms, **a kitchen with brand-name appliances**, Hanák interior doors with concealed hinges and magnetic locks, energy-efficient large-format windows with triple-glazed panes, **outdoor electrically controlled blinds**, and designer sanitary ware.

The complex will also offer a **private landscaped park** and fitness facilities. The high level of security will be ensured by a guarded central entrance to the building, concierge service, 24/7 security, and a CCTV system.

In the vicinity of the project, you can find a **full spectrum of services and amenities** - kindergartens, elementary schools, the Montessori High School, cafes, bistros, and restaurants, shops, fitness centers, golf clubs, the La Fabrika and DOX cultural and multifunctional centers, as well as opportunities for relaxation and active recreation. A tram stop with direct connections to the nearby Vltavská, Palmovka, and Nádraží Holešovice metro stations, and to the center, is a 3-minute walk away.

Interior 206.7 m², terraces 55 m² (41.6 + 13.2), garden 233.6 m²



* 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 Four-bedroom (5+kk)

Sold

207 m², Prague 7, Holešovice, Sanderovaoznačení bytové jednotky
A01-A01dispozice
5+kkvýměra bytu
191,2 m²

orientace



směr k řece



| NÁZEV MÍSTNOSTI NAME OF ROOMS | PLOCHA m ² AREA m ² |
|---|--|
| 01 hala hall | 26,0 |
| 02 obývací pokoj, kuchyně living room, kitchen | 66,2 |
| 03 pokoj room | 17,0 |
| 04 pokoj room | 13,2 |
| 05 pokoj room | 15,0 |
| 06 pokoj room | 24,1 |
| 07 koupelna + WC bathroom + toilet | 3,9 |
| 08 koupelna + WC bathroom + toilet | 5,7 |
| 09 koupelna + WC bathroom + toilet | 5,5 |
| 10 koupelna + WC bathroom + toilet | 3,8 |
| 11 šatna dressing room | 2,5 |
| 12 šatna dressing room | 4,4 |
| 13 komora lumber room | 2,0 |
| 14 WC toilet | 1,9 |
| MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS | 191,2 |
| PODLAHOVÁ PLOCHA GROSS FLOOR AREA | 206,7 |
| 15 terasa terrace | 41,6 |
| 16 terasa terrace | 13,2 |
| PLOCHA CELKEM TOTAL AREA | 246,0 |
| 17 zahrada garden | 223,0 |
| 18 zahrada garden | 10,6 |

1.NP
1.ppPODLAHOVÁ PLOCHA
GROSS FLOOR AREA

206,7

15 terasa
terrace

41,6

16 terasa
terrace

13,2

PLOCHA CELKEM
TOTAL AREA

246,0

17 zahrada
garden

223,0

18 zahrada
garden

10,6

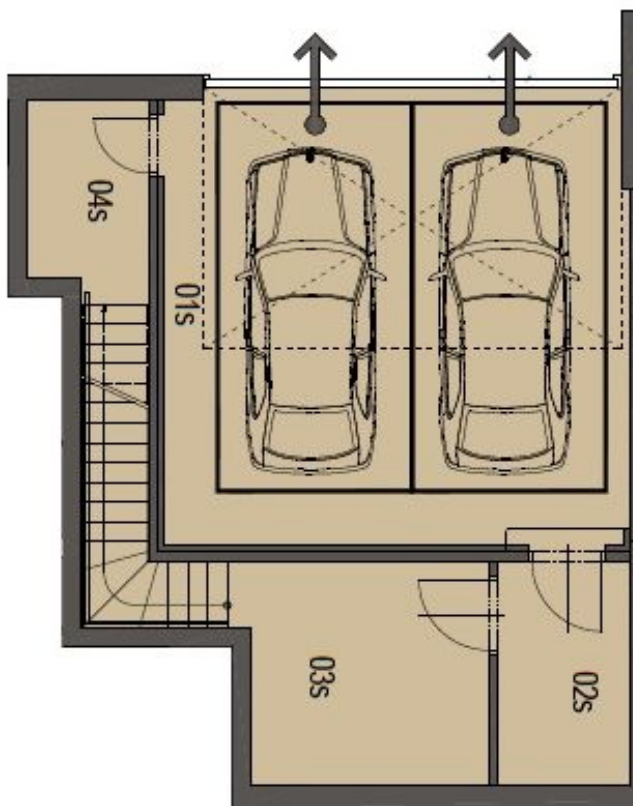
Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (23.6.2016)



Apartment Four-bedroom (5+kk)


207 m², Prague 7, Holešovice, Sanderova

Sold



 zajištění na parkovací stání
pouze jízdou vzad
reverse parking only

| LEGENDA MÍSTNOSTÍ NAME OF ROOMS | PLOCHA m ² AREA m ² |
|--|--|
| 01s garážová stání garage | 36,3 |
| 02s předstih hall | 5,0 |
| 03s sklep + schodiště cellar + stairs | 13,5 |
| 04s komora lumber room | 6,3 |
| CELKOVÁ PLOCHA TOTAL AREA | 61,1 |

 1.NP
1.PP



Apartment Four-bedroom (5+kk)

207 m², Prague 7, Holešovice, Sanderova

Sold

Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybavené zařízení v plánech bytu (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (23.6.2016)

