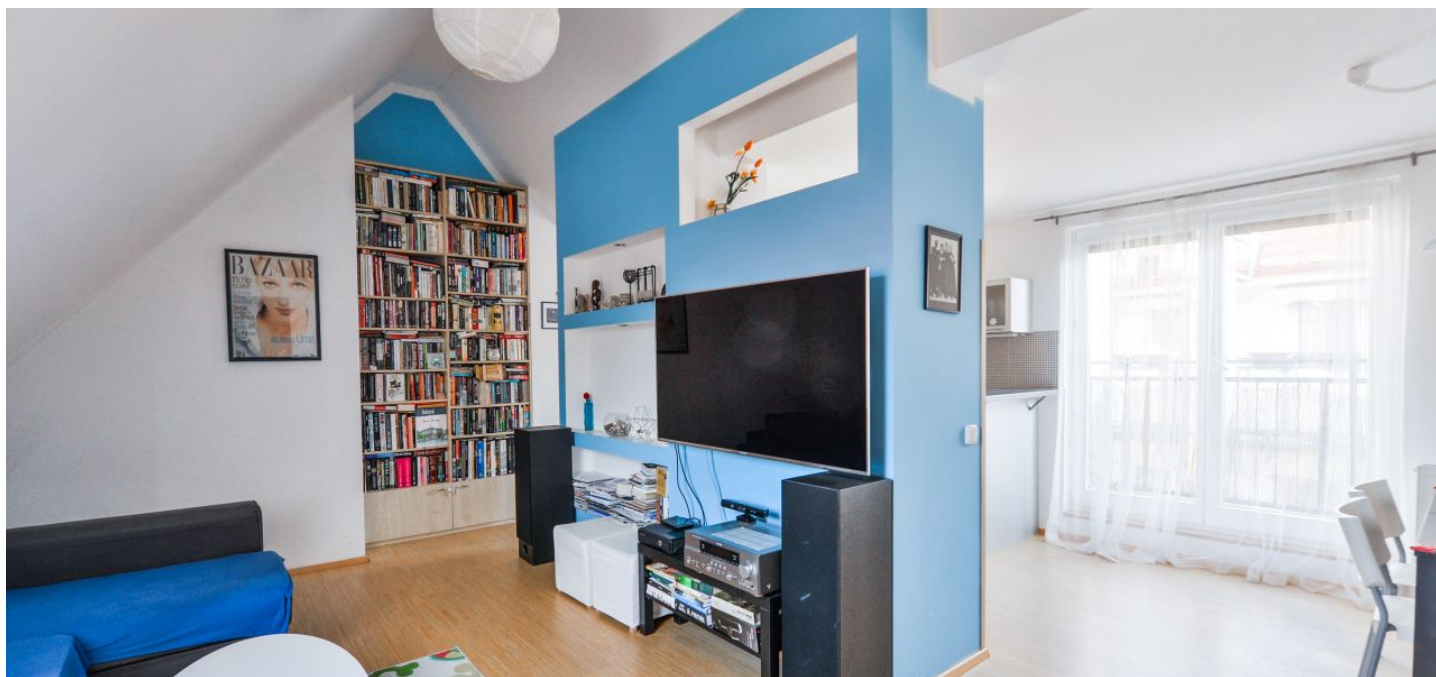




## Apartment Two-bedroom (3+kk)

Sold

92 m<sup>2</sup>, Praha 7, Holešovice, Tusarova





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**Sold**92 m<sup>2</sup>, Praha 7, Holešovice, Tusarova

Total area	100 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 800 CZK monthly
PENB	G
Reference number	34460

This attic apartment with a terrace facing the quiet courtyard is part of an architecturally significant block of Rondo-Cubist buildings from 1921 designed by architect Rudolf Hrabě. The diverse district of Holešovice is located close to the city center and has an excellent range of services and a rich cultural scene.

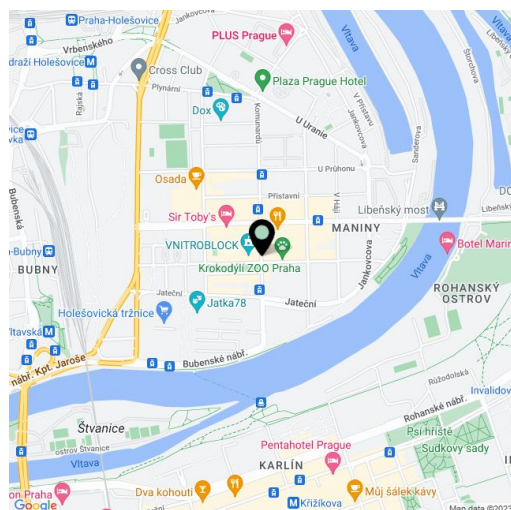
The apartment on the 6th floor consists of a living room with a dining area, a partially separated kitchen, and an **east-facing terrace**, 2 bedrooms, an airy bathroom (with a bathtub), a guest toilet, and an entrance hall with a built-in wardrobe.

The apartment was built during the reconstruction of the building and was approved by the end of 2008. The rafters in the living room and bedrooms have a height of 3.5 m. Facilities include **wooden floors**, wooden classic windows and skylights with internal blinds, a built-in wardrobe in the foyer, and a complete kitchen with built-in appliances. Heating is by a Vaillant gas boiler. The unit comes with a **cellar**. The building is built in an exceptional architectural style and has a **new elevator** and well maintained common areas. It is possible to rent a **covered parking space** (in the Rosmarin Business Center) 100 m away.

The building is on a city block with **gaps between the buildings with mature trees** and stands on a one-way side street. There are many bistros, cafes, and restaurants in the vicinity, and there is a kindergarten and elementary school, a post office, or a pharmacy right by the building. The multicultural **La Fabrika**, the **Vnitroblok Creative Center**, and the Prague Market with a year-round farmer's market, supermarkets, a popular computer and electronics store, and a hobby market are all within walking distance. 400 meters from the building is a tram stop with quick connections to the city center. Within walking distance is the line C Vltavská metro station. Nearby Argentinská Street makes it easy to get to and from the city center by car.

Interior 92.4 m<sup>2</sup>, terrace 7.75 m<sup>2</sup>, cellar 3.2 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.