



## Apartment Three-bedroom (4+1)

Sold

149 m<sup>2</sup>, Prague 7, Holešovice, Dukelských hrdinů





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|                  |                   |
|------------------|-------------------|
| Total area       | 151 m²            |
| Floor area*      | 149 m²            |
| Balcony          | 2 m²              |
| Parking          | -                 |
| Cellar           | Yes               |
| Service price    | 6 251 CZK monthly |
| PENB             | G                 |
| Reference number | 37436             |

This classic 3-bedroom family apartment with high ceilings, large rooms, parquet floors, double doors, and a balcony is located on the 3rd floor of an ornamentally decorated corner brick building with an elevator. Close to the city center and right next to landscaped tree-lined Strossmayerovo Square and the Holešovice landmark—the Neo-Gothic Church of St. Anthony of Padua—the location boasts a full spectrum of services.

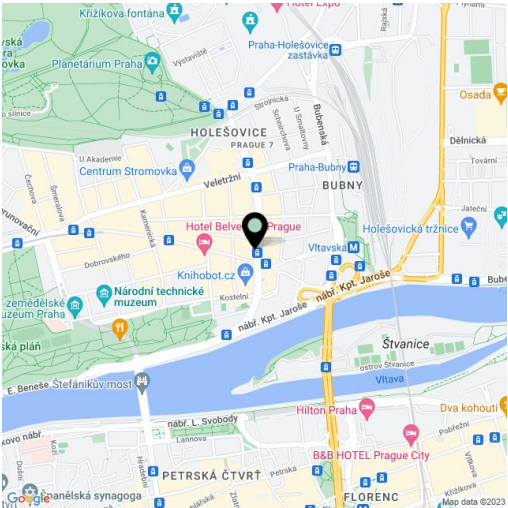
The apartment is divided into 1 room, a kitchen with a pantry that faces the courtyard, 3 rooms facing east towards the street, a large entrance hall, a bathroom with a bathtub, and a separate toilet. A small balcony decorated with columns overlooks the street.

The interior is intended for reconstruction. Heating is provided by a gas boiler. The unit comes with a cellar. The building has been renovated and has a new spacious elevator (from 2015). Common areas have also been recently refurbished. Electronic entrance to the building.

In the immediate vicinity are all services you need for everyday life: shops (grocery stores including organic and local ones, pharmacies, butcher shops, bakeries,...), cafes, restaurants, a kindergarten, and an elementary school. The National Gallery, Bio Oko art house cinema, and the Letná and Stromovka parks are all nearby. Farmers' markets take place on nearby Řezáčovo Square. Several tram lines are right next to the building, and the Vltavská metro station is less than 400 meters away. The city center can be reached within five minutes by public transport or by bike.

Interior 149 m² + balcony, cellar 11,3 m².

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.