



## Apartment Three-bedroom (4+kk)

Sold

105.4 m<sup>2</sup>, Prague 7, Holešovice, U Uranie





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Total area	119 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	2 parking spaces in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38846

This modern, fully equipped corner family apartment with a large balcony and 2 parking spaces in the underground garage is located on the 2nd floor of a building in Holešovice that is part of a multifunctional complex created by the renowned CMC architects studio that was previously the first Prague burgher brewery founded in 1895.

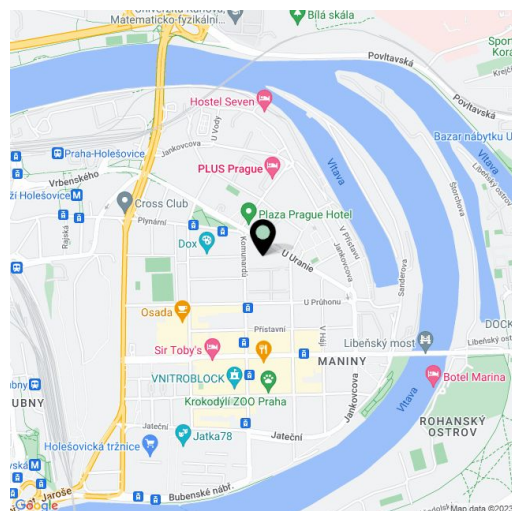
The large living room with a dining area and open plan kitchen has access to a **south-facing balcony** overlooking the **garden**, which can also be accessed from the master bedroom with an en-suite bathroom (with a shower and toilet). There are also 2 rooms, a bathroom (with a bathtub and 2 sinks), a separate toilet, and an entrance hall.

The high standard facilities include **wooden floors**, wooden windows, electrically operated balcony shading, **window blinds** in the rooms facing the street, and **Venetian blinds** on the windows towards the garden, radiators with the possibility of control via an application, data distribution for internet, security cameras, a fully equipped kitchen with Whirlpool appliances, a **Jablotron** security system (including in the cellar), and electronic access to the building and all common areas. Heating is remote. The purchase price includes the interior equipment, a **cellar storage unit**, and **2 garage parking spaces** accessible by elevator. Residents can use a spacious pram room with bicycle parking, a room with a ping pong table, a **private garden**, and a children's playground.

This popular residential location with a complete infrastructure is located close to the city center near the Holešovice port. There are 2 kindergartens right next to the building; an elementary school and high school are within a 5-minute walk. It is close to shops, restaurants, and cafes, or to the **Holešovice Market**, as well as a **community garden**. Perfect accessibility is ensured by several tram lines, and metro stations (Nádraží Holešovice, Vltavská, or Palmovka) are only a few minutes away.

Interior 105.4 m<sup>2</sup>, balcony 13.3 m<sup>2</sup>, cellar 5.1 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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