



## Apartment Two-bedroom (3+1)

Sold

108.2 m<sup>2</sup>, Prague 7, Holešovice, Farského





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Total area	109 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	7 483 CZK monthly
PENB	G
Reference number	41064

This classic city apartment with preserved original craftsmanship and a balcony facing the courtyard is located on the 1st floor of a listed Functionalist building from 1936-37, standing in Prague 7 - Holešovice, on a one-way street right next to Strossmayerovo Square.

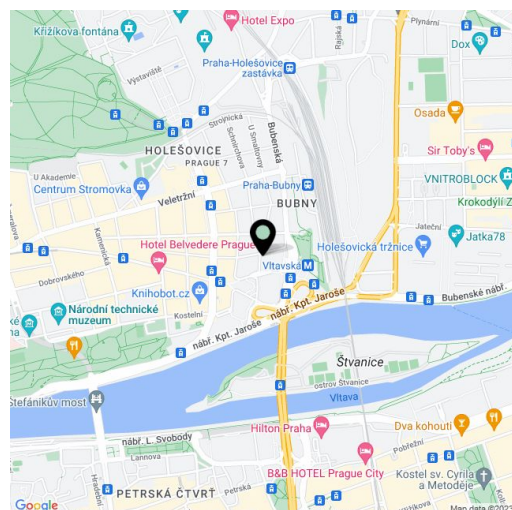
The traditional layout offers a large living room with a dining area, a separate kitchen, 2 bedrooms, a former maid's room, a bathroom, a separate toilet, an entrance hall, a pantry, and a closet. A small balcony leads from the kitchen to the courtyard.

The parquet floors and original windows with stone window sills have been refurbished, the doors and radiators are also originals. The apartment can be adjusted to a 3-bedroom layout. Heating is remote. The unit comes with a cellar storage unit. The Functionalist building by architects Julius Landsmann and Martin Reiner has an elevator and nice common areas.

A great location right next to the city center, perfectly accessible by subway and tram, with a complete range of services and quick access to large parks. A few steps from the building is an elementary school, plenty of cafes, famous bakeries, shops, and restaurants. Regular farmers' markets are held on nearby Řezáčov Square. The Oko Art House Cinema, the National Gallery, and several small theaters are within walking distance. You can go for a walk in Stromovka or Letenské Sady parks. Sports activities can be enjoyed on Štvanice Island with tennis courts, a skate park, a bike park, and adjacent slalom canal.

Interior 107.6 m<sup>2</sup>, balcony 1.6 m<sup>2</sup>.

In addition to regular Prague 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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Sold

- 1 Hala / Hall
- 2 Chodba / Corridor
- 3 Kuchyně / Kitchen
- 4 Sklad / Storage
- 5 Sklad / Storage
- 6 Obýtný pokoj / Living space
- 7 Obýtný pokoj / Living space
- 8 Ložnice / Bedroom
- 9 Ložnice / Bedroom
- 10 Koupelna / Bathroom
- 11 Toaleta / Toilet
- 12 Balkón / Balcony

