

## Apartment One-bedroom (2+kk)

€ 407 837 | CZK 10 200 000

46.9 m<sup>2</sup>, Prague 7, Holešovice, Šimáčkova



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Total area	47 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
PENB	E
Reference number	108098

This stylish one-bedroom apartment from 2018 is located on the 6th floor of a well-maintained brick building with an elevator, just a few minutes' walk from Stromovka Park, the metro (line C), and tram stops.

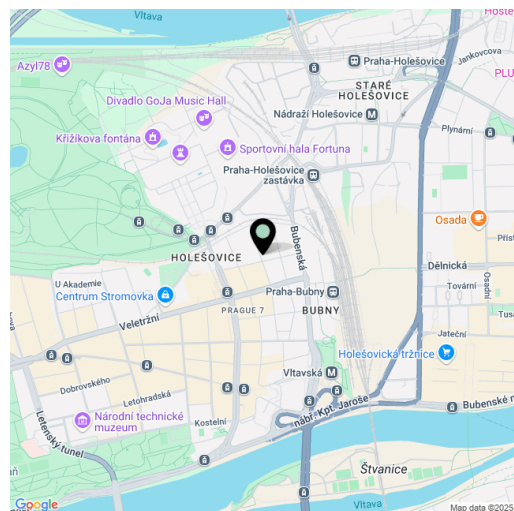
The apartment is designed with a living room and kitchen, a bedroom separated by a glass wall with an **en-suite bathroom** (featuring a shower and sink), a separate toilet, a storage room with a washing machine, and an entrance hall.

The minimalist interior is highlighted by an elegant and timeless design, complemented by **subtle** wall finishes. The apartment features wooden windows, **wooden floors**, ceilings of up to 4.1 meters in height, and custom-built **storage solutions**. The modern kitchen is equipped with built-in appliances, and heating is provided by a **Protherm** electric boiler.

In recent years, **Holešovice** has undergone a dynamic development, making it one of Prague's most attractive neighborhoods. Its excellent accessibility to the city center, great amenities, and wide range of leisure activities make this location a fantastic place to live. The nearby **Stromovka Royal Game Reserve** offers opportunities for relaxation, sports, and social activities. The area is rich in cultural venues, including galleries, theaters, trendy cafés, renowned restaurants, and design boutiques. Public transport connections are excellent, with tram stops just a few steps from the building and the **Vitavská** and **Nádraží Holešovice** **metro stations** within a 10-minute walk.

The apartment is rented until April 2025.

Floor area 46.9 m<sup>2</sup>.



\* 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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Šimáčkova

Byt 2+kk

1	Předsíň	4,4 m <sup>2</sup>
2	Obývací pokoj + KK	24,5 m <sup>2</sup>
3	Komora	1,2 m <sup>2</sup>
4	WC	1,3 m <sup>2</sup>
5	Ložnice	11,0 m <sup>2</sup>
6	Koupelna	2,7 m <sup>2</sup>

