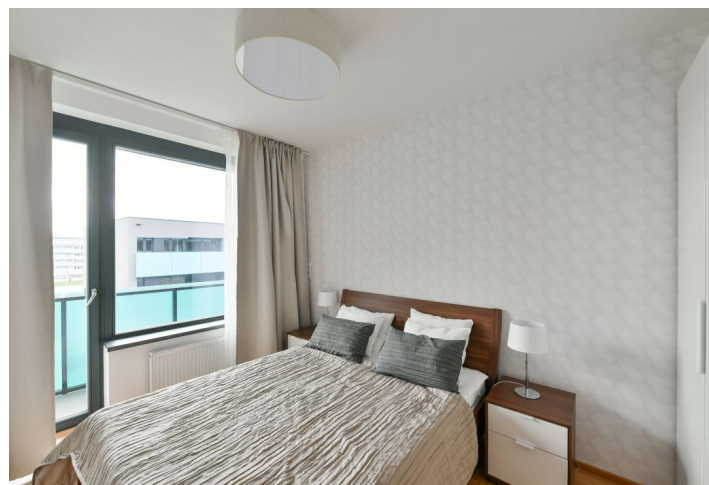
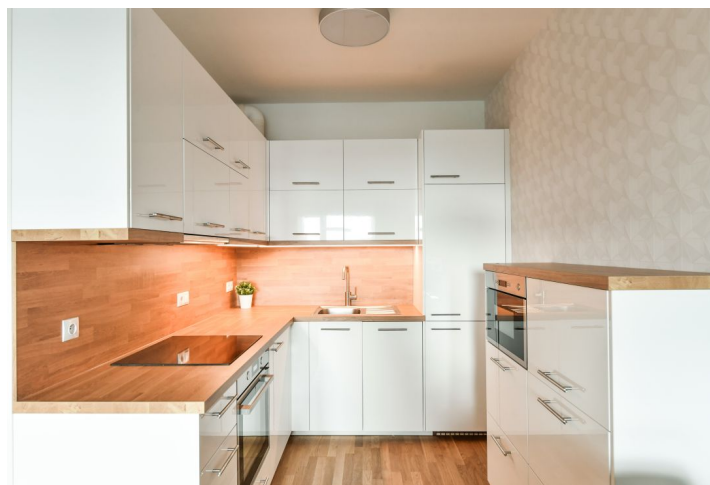


## Apartment One-bedroom (2+kk)

Sold

51 m<sup>2</sup>, Prague 7, Holešovice



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Sold

51 m<sup>2</sup>, Prague 7, Holešovice

Total area	58 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	400 000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	38910

\* 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.

This new, fully equipped apartment with a loggia and a garage parking space, completely facing the green courtyard, is part of the Vivus Argentinská residential project. Located in the popular Holešovice district, the city center is perfectly accessible and all services are in the vicinity.

The simple layout of the 4th floor apartment consists of a living room, a bedroom, a foyer, and a bathroom. Both rooms have access to the **spacious balcony**.

Facilities consist of **three-layer Parador wooden floating floors**, large-format and **Marrazi Essay tiles**, double-glazed plastic windows, and security class 3 fireproof entrance doors. The kitchen is Ikea; the purchase price includes all of the equipment. Heating is from the central boiler room in the building. The unit comes with a **garage parking space** and a **cellar storage unit**; residents can use a **shared garden**.

The residential project is located right by a **sports complex** with a grass football field. Within walking distance are restaurants, cafes, and bistros, as well as grocery stores and other shops, the **DOX** Contemporary Art Center, the **Mecca** Club, and the **Vnitroblok** Creative Center. The largest electronics store, the pick-up place of a large online store, or Holešovice Market, everything is within reach. **Stromovka Park** or the **bike path** along the Vltava River is nearby. There is a tram stop less than a 10-minute walk away, and the Vltavská metro station can be reached on foot in 15 minutes. Not far from the building is a bus stop with night connections. Traveling by car is easy thanks to the quick access to a main road or the Barikádníků Bridge.

Floor area 50.54 m<sup>2</sup>, balcony 7.21 m<sup>2</sup>, cellar 1.66 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.