



## Apartment One-bedroom (2+kk)

Sold

51.6 m<sup>2</sup>, Prague 7, Holešovice, Osadní



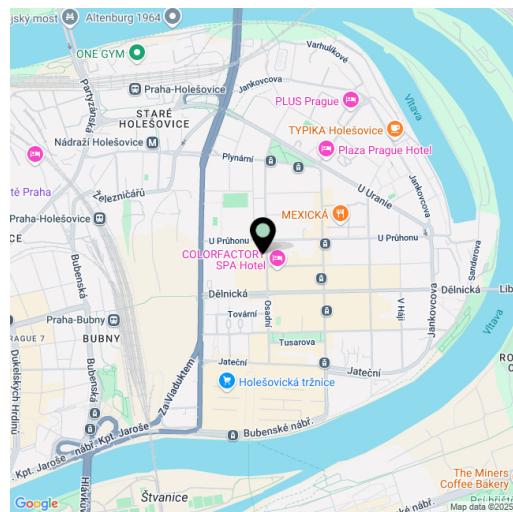


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Total area	52 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	102669



\* 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 east-facing apartment is located on the 1st floor of a residence created by the complete reconstruction of a historic apartment building with 15 apartments set in the trendy district of Holešovice, not far from the Vltavská metro station and the future brand-new Bubny district with a high-speed rail stop.**

The practical layout consists of a living room with a preparation for a kitchen, one bedroom, an entrance hall, and a bathroom with a shower and toilet. In the hallway, there is space for a built-in wardrobe and a connection for a washing machine.

**The high-quality facilities** include **oak floors**, large-format tiles in a **terrazzo** decor, **Sapeli** hingeless doors with **M&T** fittings, **Vitra** and **Laufen** sanitary ware, and **Grohe** bathroom faucets including an overhead shower. The apartment comes with a cellar; the building has **elegant common areas and a modern elevator**. The entire building was recently reconstructed according to an **architectural plan**, the result of which is an **fresh design** combining new elements with original ones and referring to its historic use as a **factory in the 19th century**.

The building stands on a one-way side street parallel to the main Komunardů Street in Holešovice, which is lined with cafes, bistros, and shops. Everything you need is within easy reach, including several **sports grounds**, and trams located a short distance from the building provide a quick connections to the city center or to the Vltavská, Nádraží Holešovice, and Palmovka metro stations. Also nearby is the **new HolKa footbridge** for pedestrians and cyclists and the gradually reconstructed Holešovická tržnice market. In the future, the concert hall of the **Czech Philharmonic** will also be nearby. The brownfield around the Bubny Railway Station, where there will be a stop for **on high-speed train to the airport**, will be extensively revitalized.

Floor area 51.6 m<sup>2</sup>, cellar 2.8 m<sup>2</sup>.



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