



Apartment One-bedroom (2+kk)

Sold

44 m², Prague 7, Holešovice, Tusařova



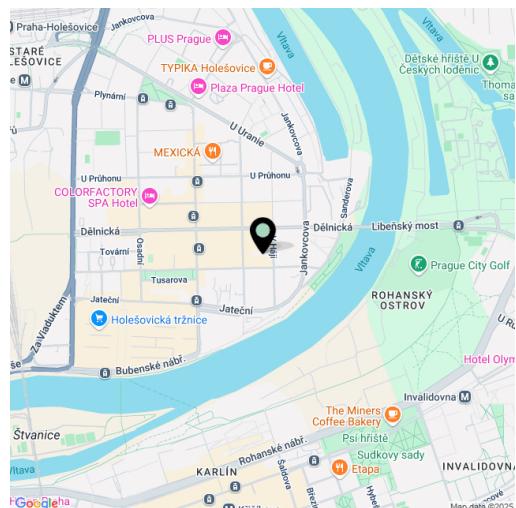


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Total area	46 m ²
Floor area*	44 m ²
Loggia	2 m ²
Parking	-
Cellar	Yes
Service price	2 400 CZK monthly
PENB	G
Reference number	104513



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This bright, south-facing apartment with a loggia and the possibility of parking is located on the 1st floor of a brick building from the 1930s. The apartment building is located on a quiet one-way street near a park and the Vltava embankment in the popular Holešovice district, offering comfortable living with a full range of services and quick connections to the city center.

The area of the apartment consists of a living room with a kitchen, dining room, and access to a **small loggia**, 1 bedroom, a bathroom (with a shower and toilet), and an entrance hall. In the bedroom is a built-in **elevated sleeping loft** with a walk-in wardrobe below.

The apartment was renovated about 10 years ago. Facilities include plastic windows with triple glazing and floating **wooden** floors. The interior doors are veneered glass and wooden sliding, the entrance door is plastic **security**. The kitchen is equipped with built-in Whirlpool appliances. Heating is provided by a WAW stove, hot water by a boiler. The apartment comes with a **cellar**. The building has an **elevator** and reconstructed cellars and facade.

There are **bistros**, **cafés**, restaurants, and shops in the immediate vicinity, the **La Fabrika Theater** and **Jatka 78** or the **DOX gallery** are within walking distance. The location is very pleasant thanks to the nearby **Ladislav Park**, and sports enthusiasts will appreciate the nearby bike path along the Vltava River or **golf driving range**. Holešovice is characterized by a lively atmosphere and the architecture here mixes traditional and modern buildings, to which the unique concert hall of the **Vltava Philharmonic** will be added. Excellent transport connections are ensured by numerous tram lines, the Vltavská metro station, the Nádraží Holešovice and Palmovka stations are nearby, and in the future there will also be a stop on the high-speed train to the airport.

Floor area 43.56 m², loggia 2 m².