



Apartment One-bedroom (2+kk)

Sold

51.7 m², Prague 7, Holešovice, Dělnická



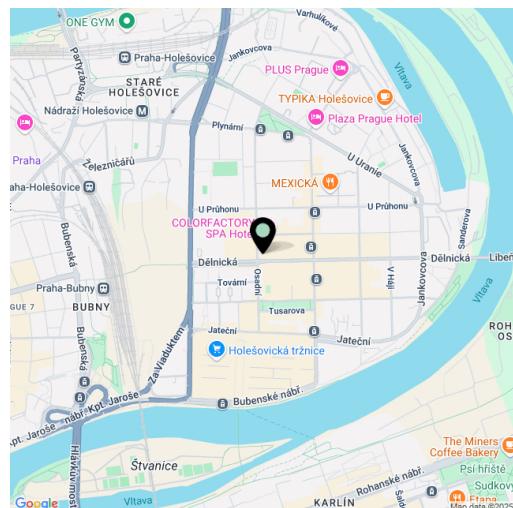


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Total area	60 m ²
Floor area*	52 m ²
Terrace	9 m ²
Parking	Garage parking space
Garage	Yes
Cellar	8 m ²
PENB	B
Reference number	104897



* 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 modern apartment with a terrace is located on the 5th floor of the Vivus Osadní residential project with an elevator, a green courtyard, and an underground garage, where 1 parking space is reserved for the apartment. The residence was completed in 2019 in the popular district of Holešovice with a lively atmosphere, a full range of services, and easy connections to the city center.

The area of the apartment consists of a living room with a kitchen and access to the **terrace**, 1 bedroom, a bathroom with a bathtub and a shower screen, a separate toilet, and an entrance hall.

Facilities include **wooden floors**, large plastic windows with double glazing and interior blinds, central district heating, and a safety fire entrance door. The kitchen is fully equipped with **built-in white appliances**. The purchase price includes a **garage space** and a **cellar**. A **pram room** is available to residents.

It is close to cafes, restaurants, shops, pharmacies, or a library, the multi-functional **Vnitroblock** center, the **DOX** Center for Contemporary Art and the **La Fabrika** and **Jatka 78** theaters. The **Czech Philharmonic concert hall** will be built nearby. Excellent accessibility is ensured by tram connections to the city center and to the Nádraží Holešovice and Vltavská metro stations. The **expressway to the airport** will also be within reach. A **new footbridge to Karlín** serves pedestrians and cyclists.

Floor area 51.7 m², terrace 8.7 m², cellar 7.5 m².



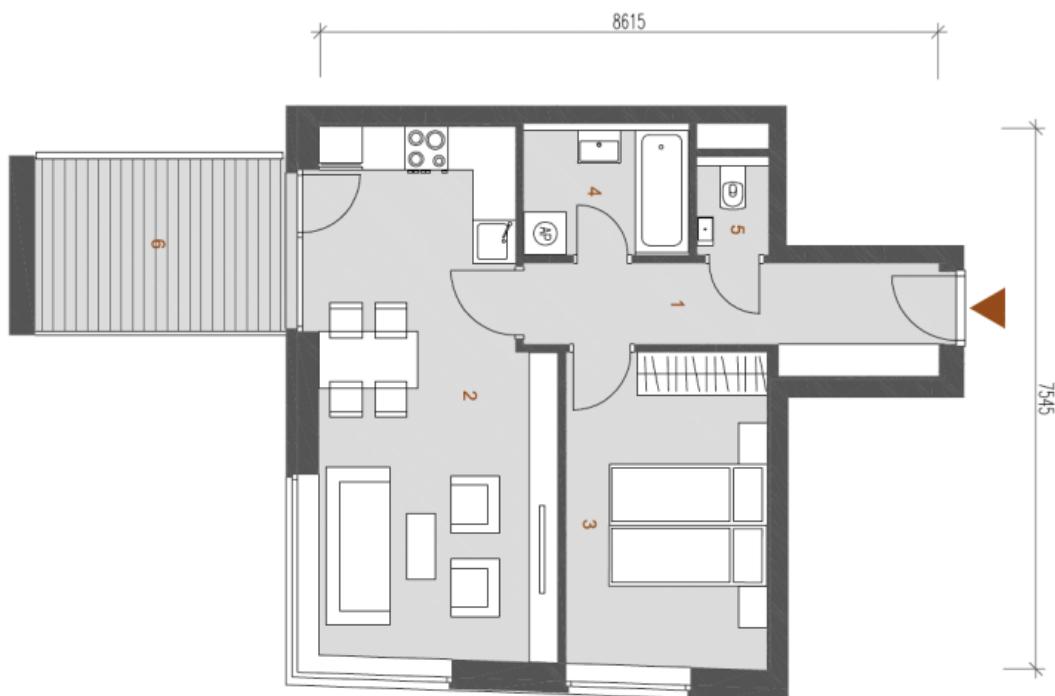
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0m
1m
2m
3m
4m
5m



1	Chodba	7,96m ²
2	Obývací pokoj + kk	23,08m ²
3	Ložnice	12,05m ²
4	Koupelna	4,10m ²
5	WC	1,42m ²
Plocha místností celkem		48,61m²
Ostatní plochy		3,06m ²
*Plocha bytu celkem		51,67m²
6	Balkón	8,69m ²