



Apartment One-bedroom (2+kk)

€ 555 258 | CZK 13 490 000

64.3 m², Prague 7, Holešovice, Tusařova



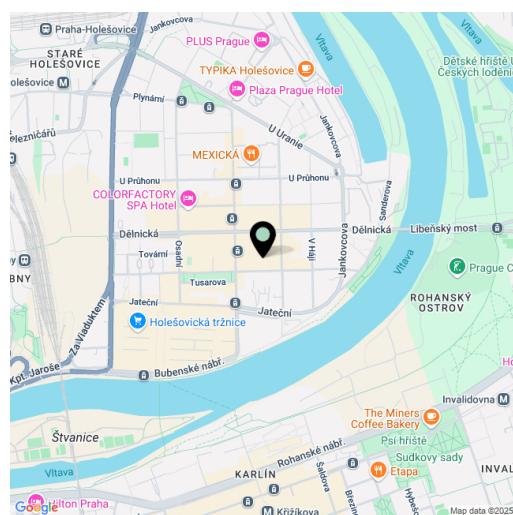


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Total area	73 m ²
Floor area*	64 m ²
Terrace	9 m ²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109845



* 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 apartment with an interior flooded with daylight and a southern terrace will be located on the 3rd floor of an architecturally bold residential project—an Art Nouveau house from the early 20th century impressively combined with a modern extension in an attractive location in Prague 7 - Holešovice, a district with a rich cultural life and interesting food scene.

The layout of the apartment on the 3rd floor consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, a separate toilet, and a foyer. The living areas have access to the terrace.

Its high-quality facilities include **three-layer oak floors, floor-to-ceiling aluminum windows with insulated triple glazing**, south-facing windows with a preparation for exterior blinds, large-format ceramic tiles in the bathroom and sanitary ware by the reputable brands **Kaldewei** and **Hansgrohe**, painted interior doors, a security class III profiled entrance door, and central heating. The building has an **elevator**. A **cellar storage cubicle** and **parking space** in a car stacker are available for purchase.

Excellent urban amenities in the immediate vicinity. A kindergarten and elementary school are on the same street, and the **private Duhoška Montessori high school** is nearby. The center is accessible within a few minutes by public transport. A tram stop is about a 3-minute walk away and you can easily walk to a metro station, the new Prague-Bubny Railway Station, and the **HolKa footbridge** to Karlín. A number of nearby **sports grounds** offer opportunities for active recreation, as does nearby **Stromovka Park** or the new **U Vody Park** with a community garden, seating, fireplace, playground, and outdoor gym.

Floor area: 64.3 m², terrace: 8.8 m².

The project is scheduled to be finished in the first half of 2028.



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Tusařova 41

Byt | Apt **4.2**

4. NP | 3rd floor **2+kk | 1 bedroom**

1	Předsíň Hallway	8,5 m ²
2	Ložnice Bedroom	15,2 m ²
3	Koupelna Bathroom	5,3 m ²
4	Obyvací pokoj Living room	30,4 m ²
5	Toaleta Toilet	1,7 m ²

Užitná plocha | Usable area

61,1 m²

Podlahová plocha | Floor area

64,3 m²

6 Terasa | Terrace

8,8 m²

Celková plocha | Total area

73,1 m²



vnitroblok