



Apartment Two-bedroom (3+kk)

€ 631 471 | CZK 15 370 000

66 m², Prague 7, Holešovice, Tusarova





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Total area	88 m²
Floor area*	66 m²
Terrace	22 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109848

This apartment with an interior flooded with daylight and a southern terrace will be located on the 5th 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.

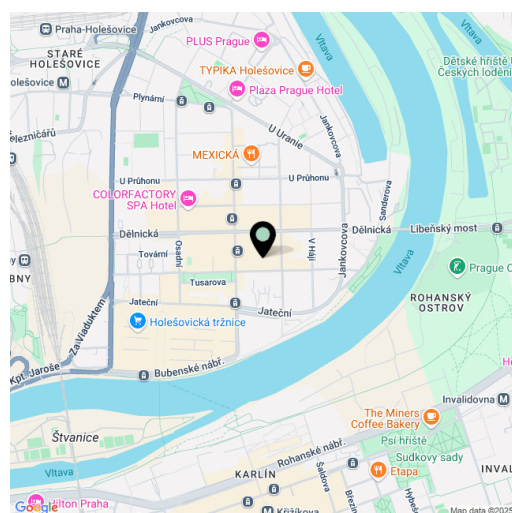
The layout of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, and a foyer. All living areas have access to the **terrace**.

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 Duhovka 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: 66 m², terrace: 22.2 m².

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



* 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.



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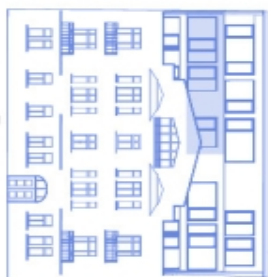
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Byt | Apt 5.2

5. NP 4th floor	3+kk 2 bedroom
1	Předsíň Hallway
2	Toaleta Toilet
3	Obývací pokoj Living room
4	Ložnice Bedroom
5	Koupelna Bathroom
6	Ložnice Bedroom
Užitná plocha Usable area	
Podlahová plocha Floor area	
7	Terasa Terrace
Celková plocha Total area	



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