



Apartment One-bedroom (2+kk)

€ 518 290 | CZK 12 610 000

51.9 m², Prague 7, Holešovice, Tusarova





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Total area	71 m²
Floor area*	52 m²
Terrace	19 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109849

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.

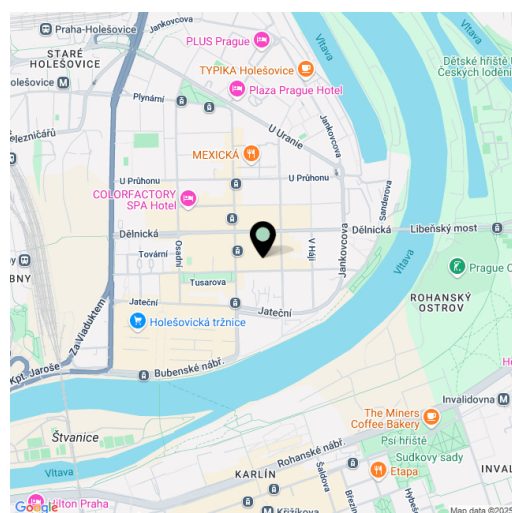
The layout of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. All living areas have access to the terrace.

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 51.9 m², terrace 18.6 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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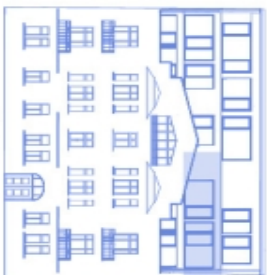
Tusarova 41

Byt | Apt **5.3**

5. NP 4th floor	2+kk 1 bedroom
1	Předsíň Hallway
2	Obývací pokoj Living room
3	Ložnice Bedroom
4	Koupelna Bathroom
Úžitná plocha Usable area	
Podlahová plocha Floor area	
5	Terasa Terrace
Celková plocha Total area	
70,5 m²	



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Způsob výpočtu podlahové plochy je stanoven v souladu s národním výkresem č. 386/2013 Sb. Tento výkres byl zpracován pro makléřským účely. Zobrazený podoba bytu, včetně jeho vnitřního vybavení a podlahové plochy, je pouze ilustrativní. Vybavení a podlahové plochy nejsou součástí prodeje. Prodalci si vyhrazují právo na případné změny.

