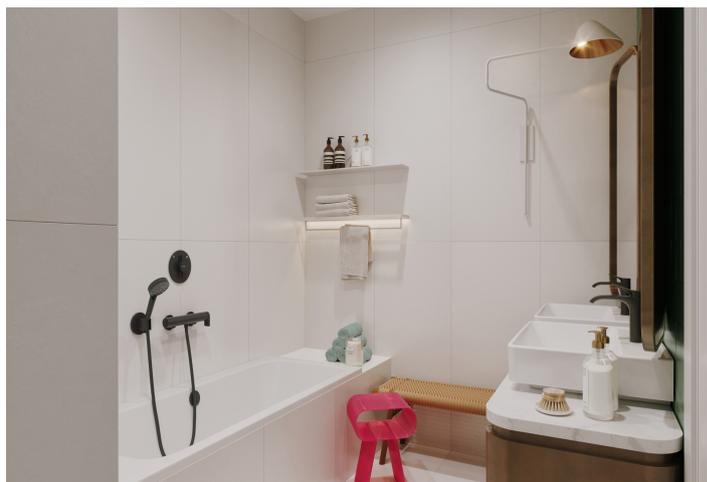




Apartment Studio (1+kk)

29.2 m², Prague 7, Holešovice, Tusarova

€ 274 445 | CZK 6 680 000





Apartment Studio (1+kk)

29.2 m², Prague 7, Holešovice, Tusarova

€ 274 445 | CZK 6 680 000

Total area	29 m ²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109856

This new apartment is part 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.

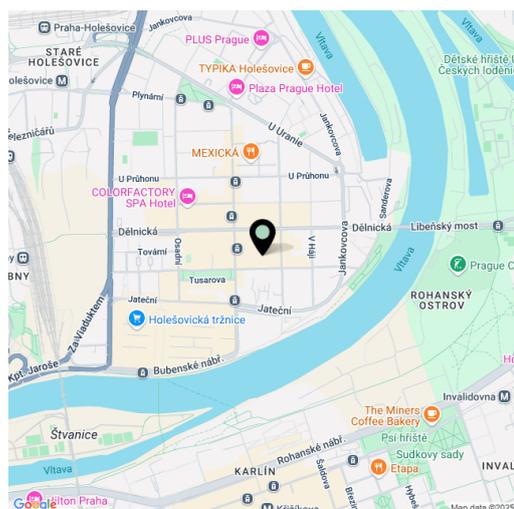
The layout of this apartment on the 1st floor consists of a living room with preparation for a kitchen, a bathroom, a separate toilet, and a foyer.

The high-quality facilities include **three-layer oak floors**, replicas of **casement windows** with exterior double glazing and **brass handles**, large-format ceramic tiles in the bathroom and sanitary ware by **Kaldewei** and **Hansgrohe**, painted interior doors, a profiled class III safety wooden entrance door, heating by radiators (heat pump). The building will have an **elevator**, and the apartment comes with the option of purchasing a **cellar cubicle**.

Excellent urban amenities in the immediate vicinity; 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, which will have a **fast track to the airport**, 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: 29.2 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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Tusarova 41

Byt | Apt **2.1**

2. NP | 1st floor 1+kk | studio

- | | | |
|---|-----------------------------|---------------------|
| 1 | Predsirr Hallway | 2,6 m ² |
| 2 | Obývaci pokoj Living room | 17,6 m ² |
| 3 | Koupelna Bathroom | 4,3 m ² |
| 4 | Toaletna Toilet | 1,5 m ² |

Užitná plocha | Usable area 26,0 m²

Podlahová plocha | Floor area 29,2 m²

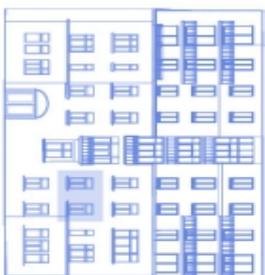
Celková plocha | Total area 29,2 m²



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Vintrův blok