



Apartment One-bedroom (2+kk)

€ 435 676 | CZK 10 600 000

53.7 m², Prague 7, Holešovice, Tusarova



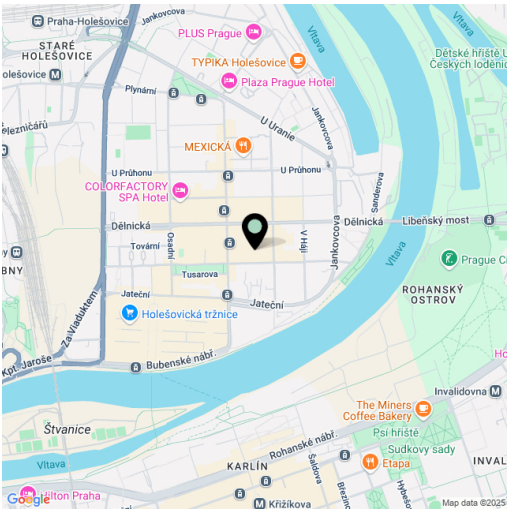


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Total area	54 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109857



* 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 new apartment with a south-facing bay window 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 a **bay window** and preparation for a kitchen, a bedroom, a bathroom (with a bathtub and a 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: 53.7 m².

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



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Tusarova 41

Byt | Apt **2.4**

2. NP 1st floor	2+kk 1 bedroom
1	Předsíň Hallway
2	Ložnice Bedroom
3	Obývací pokoj Living room
4	Koupelna Bathroom
Užitná plocha Usable area	
Podlahová plocha Floor area	
Celková plocha Total area	
	53,7 m²



Způsob vypočtu podlahové plochy je stanoven v souladu s nariadením vlády č. 386/2013 Sb., tímto výkres byl zpracován pro makléřským účelům. Zobrazený podrobný byt, včetně jeho vybavení a podlahové plochy, je pouze ilustrativní. Vybavení a podlahové plochy nejsou součástí prodeje. Prodalavci si vyhrazuje právo na případné změny.

