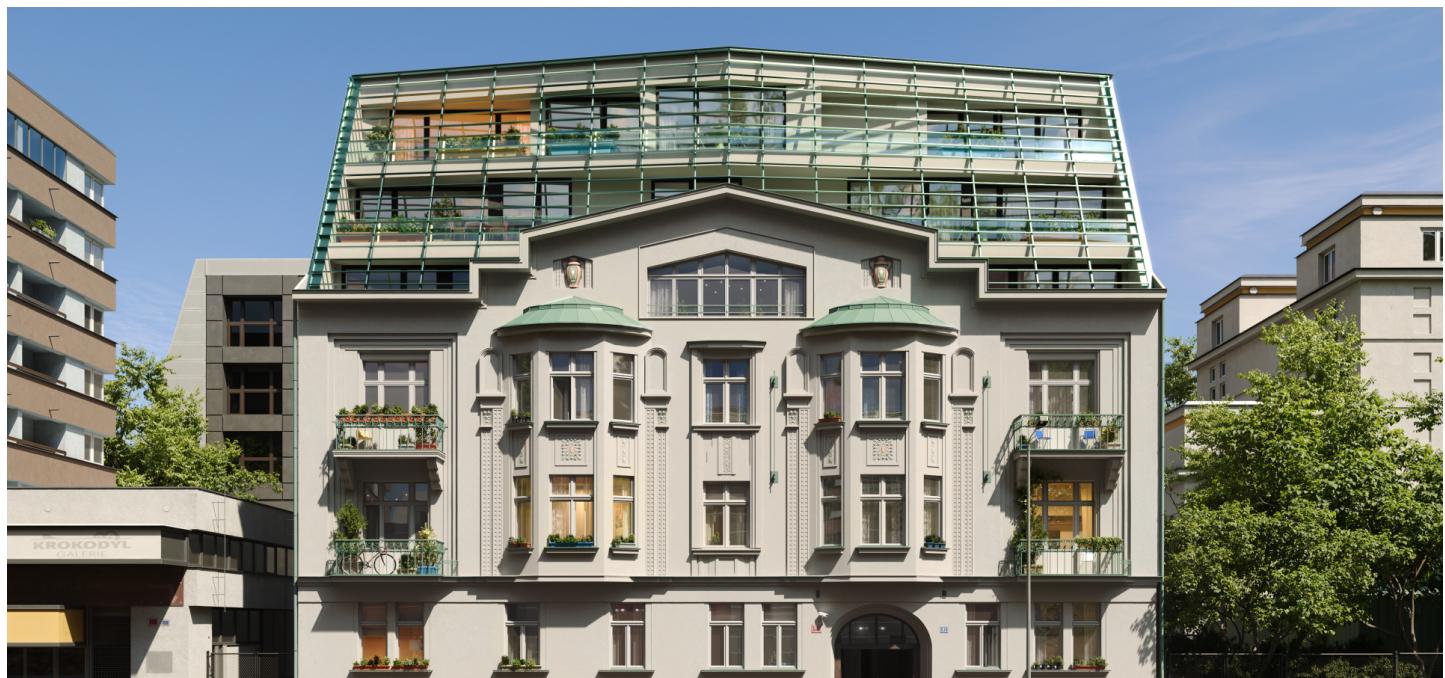




## Apartment One-bedroom (2+kk)

€ 435 676 | CZK 10 600 000

53.7 m<sup>2</sup>, Prague 7, Holešovice, Tusařova



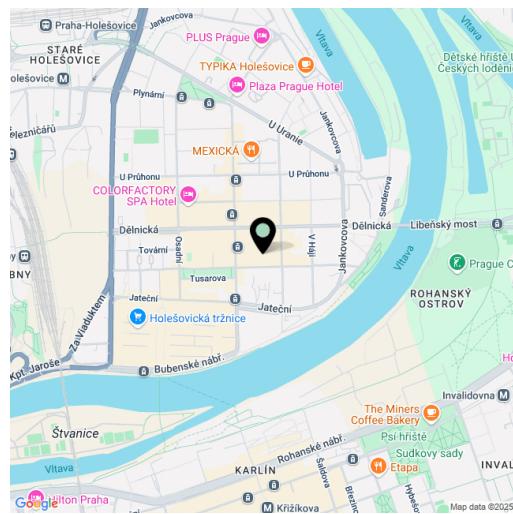


## Apartment One-bedroom (2+kk)

€ 435 676 | CZK 10 600 000

53.7 m<sup>2</sup>, Prague 7, Holešovice, Tusařova

Total area	54 m <sup>2</sup>
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 m<sup>2</sup>.

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



## Apartment One-bedroom (2+kk)

€ 435 676 | CZK 10 600 000

53.7 m<sup>2</sup>, Prague 7, Holešovice, Tusarova

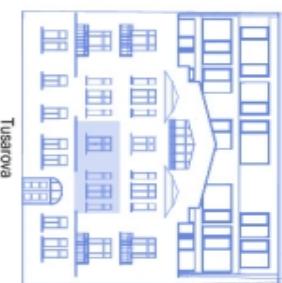
# Tusarova 41

**Byt | Apt** **2.4**

2. NP   1st floor	2+kk   1 bedroom
1 Předsíň   Hallway	5,1 m <sup>2</sup>
2 Ložnice   Bedroom	17,9 m <sup>2</sup>
3 Obývací pokoj   Living room	22,2 m <sup>2</sup>
4 Koupelna   Bathroom	5,5 m <sup>2</sup>
<b>Celková plocha   Total area</b>	<b>53,7 m<sup>2</sup></b>
Užitná plocha   Usable area	50,7 m <sup>2</sup>
Podlahová plocha   Floor area	53,7 m <sup>2</sup>



0,5  
1,5  
3m



Tusarova



Tusarova

1 S