



Apartment Studio (1+kk)

34.1 m², Prague 7, Holešovice, Tusarova

€ 306 206 | CZK 7 450 000



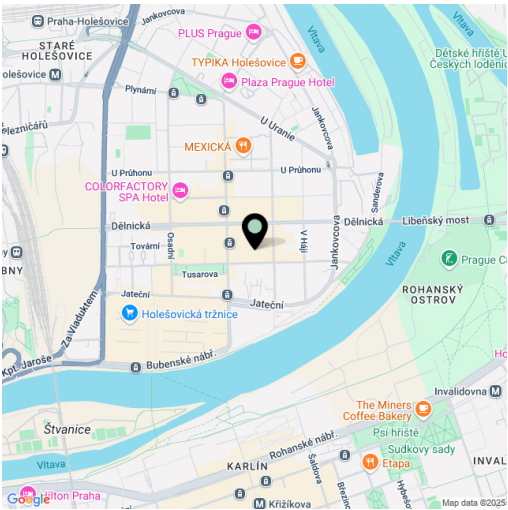


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Total area	37 m²
Floor area*	34 m²
Balcony	3 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109858



* 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 balcony 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 balcony and preparation for a kitchen, a bathroom, 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 34.1 m², balcony 3.1 m².

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



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Tusarova 41

Byt | Apt **2.7**

2. NP 1st floor	1+kk studio
1	Předsíň Hallway
2	Koupelna Bathroom
3	Obývací pokoj Living room
4	Balkon Balcony
Užitná plocha Usable area	32,1 m²
Podlahová plocha Floor area	34,1 m²
Celková plocha Total area	37,2 m²



Způsob vypočtu 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. Prodalce si vyhrazuje právo na případné změny.

