



Apartment One-bedroom (2+kk)

€ 483 765 | CZK 11 770 000

59.1 m², Prague 7, Holešovice, Tusarova





Apartment One-bedroom (2+kk)

€ 483 765 | CZK 11 770 000

59.1 m², Prague 7, Holešovice, Tusarova

Total area	62 m²
Floor area*	59 m²
Balcony	3 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109859

This new apartment with a south-facing bay window and a 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.

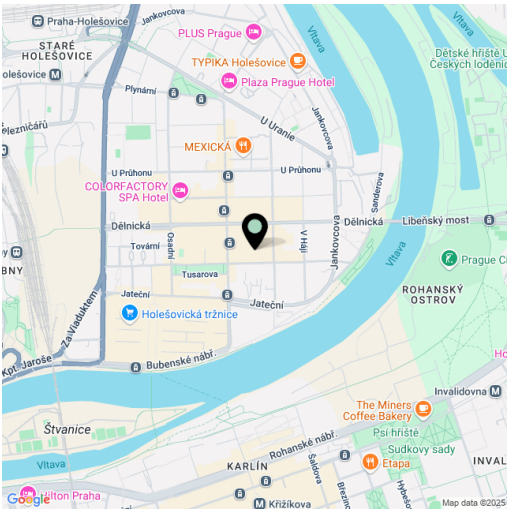
The layout of this apartment on the 2nd floor consists of a living room with a balcony and preparation for a kitchen, a bedroom with a bay window, a bathroom, and a foyer.

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 59.1 m², balcony 3.1 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.



Apartment One-bedroom (2+kk)

€ 483 765 | CZK 11 770 000

59.1 m², Prague 7, Holešovice, Tusarova

Tusarova 41

Byt | Apt **3.3**

3. NP 2nd 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	Balkon Balcony
Celková plocha Total area	
62,2 m²	



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

