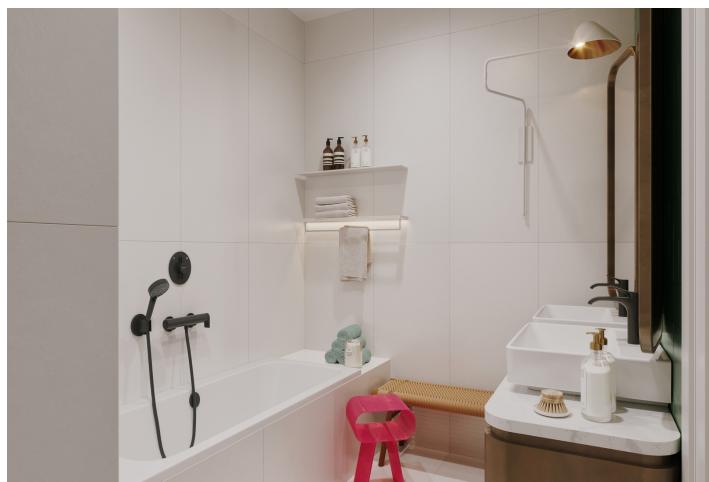




Apartment One-bedroom (2+kk)

€ 483 765 | CZK 11 770 000

59.1 m², Prague 7, Holešovice, Tusařova



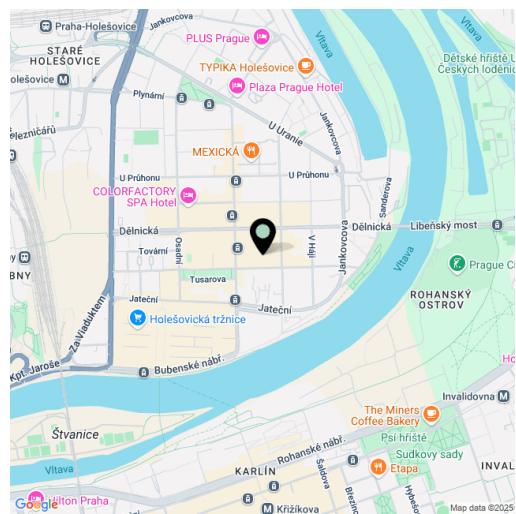


Apartment One-bedroom (2+kk)

€ 483 765 | CZK 11 770 000

59.1 m², Prague 7, Holešovice, Tusařova

Total area	62 m ²
Floor area*	59 m ²
Balcony	3 m ²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109859



* 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 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.



Apartment One-bedroom (2+kk)

€ 483 765 | CZK 11 770 000

59.1 m², Prague 7, Holešovice, Tusařova

Tusařova 41

Byt | Apt

3.3

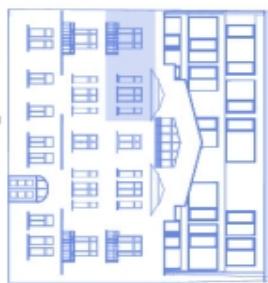
3. NP | 2nd floor 2+kk | 1 bedroom

1	Předsíň Hallway	6,3 m ²
2	Obývací pokoj Living room	27,8 m ²
3	Ložnice Bedroom	16,9 m ²
4	Koupelna Bathroom	4,8 m ²

Užitná plocha Usable area	55,8 m ²
Podlahová plocha Floor area	59,1 m ²
Celková plocha Total area	62,2 m ²



M 1:75



Tusařova



Tusařova

S