



Apartment Studio (1+kk)

54.5 m², Prague 7, Holešovice, Tusarova

€ 443 896 | CZK 10 800 000



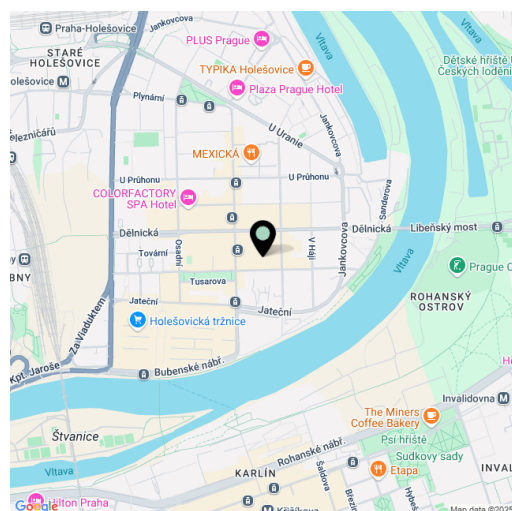


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Total area	55 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	109860



* 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 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 preparation for a kitchen, a bathroom (with a bathtub), a storage room, 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: 54.5 m².

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



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Tusarova 41

Byt | Apt **3.6**

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

1	Předsíň Hallway	4,6 m²
2	Obývací pokoj Living room	36,7 m²
3	Koupelna Bathroom	5,5 m²
4	Komora Closet	3,7 m²

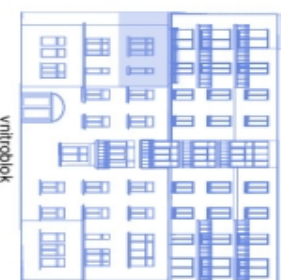
Užitná plocha | Usable area 50,5 m²

Podlahová plocha | Floor area 54,5 m²

Celková plocha | Total area 54,5 m²



0,5 1,5 3m
M 1:75



Způsob vypočtu podlahové plochy je stanoven v souladu s nariadením vlády č. 386/2013 Sb., tímto výkres byl zpracován pro makléřským účelům. Zobrazení podlahy bytu, včetně jeho vnitřního vybavení a podlahy, je pouze ilustrativní. Vybavení a podlahu měřeno součástí prodejce. Pročítání se vylučuje právo na případné změny.

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