



## Apartment Three-bedroom (4+kk)

Ask for price

196 m<sup>2</sup>, Prague 7, Holešovice, Komunardů





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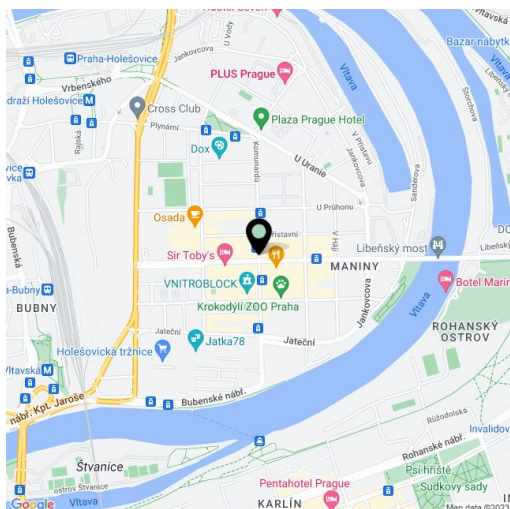
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Total area	354 m <sup>2</sup>
Floor area*	196 m <sup>2</sup>
Terrace	158 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	20390
Available from	Immediately

Boasting 158 m<sup>2</sup> of roof terraces providing panoramic views of Prague, this high quality bright 3-bedroom 2-bathroom split-level flat is on the seventh floor of a new residential project with manned security, underground parking and a landscaped inner courtyard. Situated in central Holešovice with quick access to the city center (ten min. drive), a few tram stops from Vltavská, Nádraží Holešovice and Palmovka metro stations, and a short walk from the Vltava River. The dynamic neighborhood of Holešovice is a sought after area with great transportation links and full amenities within easy reach.

The lower level includes master bedroom with an en-suite bathroom (walk-in shower, tub, toilet, double sink) and a spacious walk-in closet plus access to the terrace, two more bedrooms, shower bathroom with toilet, and entrance hall. The upper floor features a large open living room, a fully fitted kitchen and dining area, all surrounded by roof terraces, a guest toilet, and storage / utility room. There is a staircase leading from one of the terraces up to yet another terrace with amazing views.

Hardwood and polished concrete floors, teak wood on the terraces, solar tunnels, French windows, security entry door, video entry phone, cellar, camera system, chip entry to the building. One garage parking space included, one more available at CZK 700/month. Common building charges, water and heating CZK 50/m<sup>2</sup>/month excluding the terraces. Flat: 196 m<sup>2</sup>. Terraces: 158 m<sup>2</sup>.



\* 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.