



## Apartment One-bedroom (2+kk)

Sold

53 m<sup>2</sup>, Prague 7, Holešovice

NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m <sup>2</sup> AREA m <sup>2</sup>
01 hala hall	10,9
02 obývací pokoj, kuchyně living room, kitchen	22,8
03 pokoj room	13,8
04 koupelna + WC bathroom + toilet	4,1
05 komora lumber room	1,3
<b>MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS</b>	<b>52,9</b>
<b>PODLAHOVÁ PLOCHA GROSS FLOOR AREA</b>	<b>56,2</b>
06 balkon balcony	5,2
<b>PLOCHA CELKEM TOTAL AREA</b>	<b>58,1</b>

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Total area	58 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	23903

\* 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 attractive 1-bedroom apartment with terrace is part of a newly emerging residential project in a dynamically developing area of Holešovice, Prague 7. Quality-equipped, modern apartments with an ideal orientation to the east and west will offer comfortable living near the city center, with excellent transport accessibility and a wide selection of cultural, social and sports activities. Completion is scheduled for spring 2018.

The layout of this apartment on the 1st floor includes a living room with preparation for the kitchen, dining area and access to the terrace, a bedroom with terrace access, bathroom with bathtub and toilet, utility room and hallway.

High-standard equipment will include **triple-layer Magnum oak floors**, Technoart or Impronta large format tiles, **Hanák interior doors with concealed hinges and magnetic locks**, windows with triple glass and outdoor electrically controlled blinds, Hansgrohe, Laufen, Hüppe and Riho bathroom sanitary ware and fittings, preparation for air-conditioning and smart home system. A cellar has to be purchased at extra cost; possibility to purchase also a **parking space in a guarded underground garage**.

The complex will also offer a private landscaped park, fitness facilities with river views and representative social premises suitable for celebrations, BBQs and other events. The high level of security will be complete with a guarded central entrance to the building, concierge service, 24/7 security and CCTV system.

In the vicinity of the project you can find full services and amenities - kindergartens, schools, several cafes and restaurants, shops, a fitness center, golf course and other opportunities for relaxation and for active recreation. 3-minute walk away from a tram stop providing direct connections to the nearby Vltavská and Palmovka metro stations, and to the center.

The project includes 1 to 6-bedroom units on various floors. For more information and a list of units available, please contact our office.  
Interior 52.9 m<sup>2</sup>, terrace 5.2 m<sup>2</sup>.