



Apartment Three-bedroom (4+kk)

Sold

124 m², Prague 7, Holešovice





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Total area	157 m ²
Floor area*	124 m ²
Terrace	33 m ²
Garden	175 m ²
Parking	2 parking space in a private garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24545

* 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.

Generously-sized garden apartment boasting a terrace, views of the river lined by mature trees and a direct access to a private garage, 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 ground floor includes a living room with preparation for the kitchen and dining area, 3 bedrooms (one of them with en-suite bathroom), a shared bathroom, separate toilet, utility room, and a hall. All rooms have access to the garden.

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.** The purchase price includes **2 parking spaces in a private garage with cellar and direct access to the flat.**

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, 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 124.5 m², terrace 32.7 m², garden 174.7 m², basement with garage 79.6 m².



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