



## Apartment Two-bedroom (3+kk)

Sold

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



NAME OF ROOMS	AREA m <sup>2</sup>
01 hala hall	11,3
02 obývací pokoj, kuchyně living room, kitchen	38,0
03 pokoj room	17,1
04 pokoj room	12,6
05 koupelna +WC bathroom + toilet	6,0
06 WC toilet	2,0
07 komora lumber room	2,5
08 šatna dressing room	2,9
<b>MÍSTNOSTI CELKEM</b> <b>TOTAL AREA OF ROOMS</b>	<b>92,4</b>
<b>PODLAHOVÁ PLOCHA</b> <b>GROSS FLOOR AREA</b>	<b>97,1</b>
09 balkon balcony	11,5
10 balkon balcony	9,6
<b>PLOCHA CELKEM</b> <b>TOTAL AREA</b>	<b>113,5</b>

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Total area	114 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26994

\* 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 apartment with 2 terraces and views of the river lined with mature trees, 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 5th floor includes a living room with preparation for the kitchen, dining area and access to the terrace, 2 bedrooms sharing a second terrace, bathroom with bathtub, shower and toilet, separate 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 92,4 m<sup>2</sup>, terraces 11,5 + 9,6 m<sup>2</sup>.