



Apartment Two-bedroom (3+kk)

Sold

120 m², Prague 7, Holešovice, Poupětová



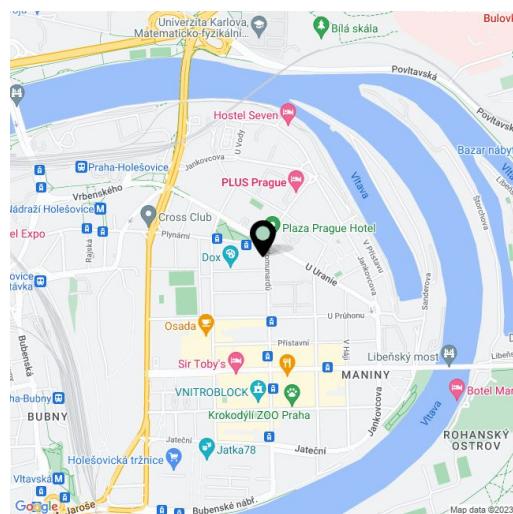


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Total area	120 m ²
Parking	-
Cellar	Yes
Service price	2 400 CZK monthly
PENB	D
Reference number	30608



* 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 spacious, quiet and bright apartment with views in three cardinal directions was created in 2011 by a loft conversion in an architecturally interesting corner brick building in a popular part of Holešovice, a former port and industrial district, which in recent decades has transformed itself into a modern residential area with a complete infrastructure, while at the same time preserving its unique *genius loci*.

The layout of the apartment on the **top (6th)** floor consists of a generously designed sunny living room connected to the kitchen, 2 bedrooms, a bathroom (with a bathtub and shower), a utility room (with a toilet and connection for a washing machine and dryer), a large hall, a foyer, and a staircase hall (the foyer is on a lower floor than the rest of the apartment). Moreover, the flat also includes an extra storage space. Thanks to the large size of the rooms, the unit **can be converted to a 3-bedroom layout**.

The interior with high ceilings is equipped with built-in wardrobes and a complete kitchen with a cooking island and a bar. All rooms are air-conditioned (Toshiba). Heating is provided by a new gas boiler. The unit comes with a brick cellar. The price includes a **share of the non-residential premises on the ground floor**. Thanks to the sufficient income of the Association Unit Owners from the lease of these premises, there are very low contributions to the Repair Fund. The building is undergoing a gradual renovation and it has a new roof, risers, cellars, and chip access entrance. The common areas will be maintained. Residents have access to the pleasant **courtyard**.

The building is located on a one-way street a few steps from Ortenovo Náměstí Square with a **park**, playground, tram stop, a grocery store, and other shops, a kindergarten and elementary school, and a high school. The Nádraží Holešovice metro station is a 10-minute walk or a 1-minute tram ride away. The **DOX** Center for Contemporary Art is on the same street, and the La Fabrika Theater and **Vnitroblock** Creative Center are close-by. In the immediate vicinity are numerous cafes, restaurants, shops, including a supermarket, pharmacy, banks, and all other services, including the Holešovice Market. The nearby **Stromovka** or Bubenské nábřeží with Ladislav Park are ideal places for walks. Via the HolKa ferry (in the near future via a new footbridge), it is possible to get to the **bike path** on Rohanský Island.

Interior 115.48 m², cellar 4.4 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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