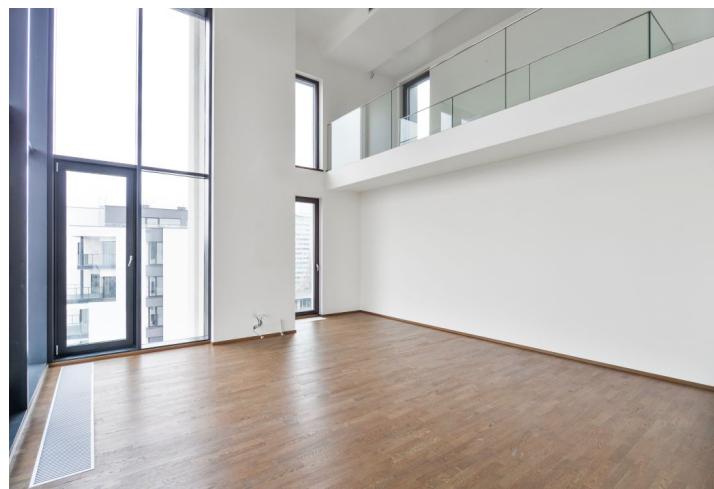
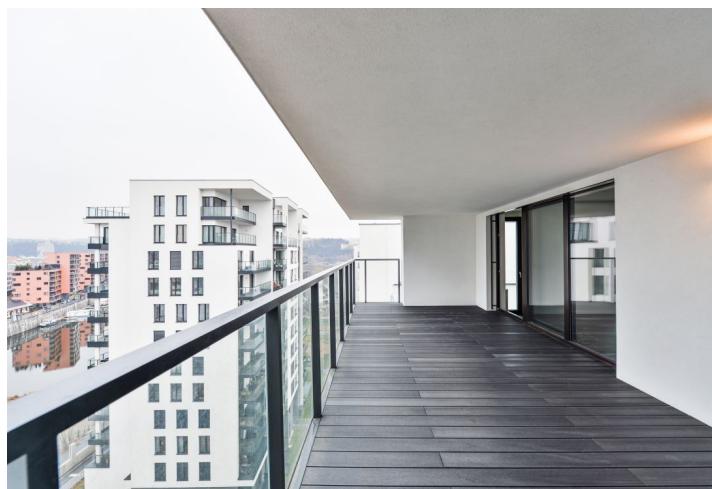




## Apartment Five-bedroom (6+kk)

Sold

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





## Apartment Five-bedroom (6+kk)

Sold

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

Total area	570 m <sup>2</sup>
Floor area*	308 m <sup>2</sup>
Terrace	262 m <sup>2</sup>
Parking	4 parking places
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31250

\* 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 new, attractive penthouse with 4 terraces and views of the vibrant city and the tranquil river lined with mature trees. This practically limitless space is part of a modern residential project and offers a comfortable housing near the center of Prague, with excellent transport accessibility and a wide selection of cultural, social, and sports activities.

The entry level on the 8th floor consists of a spacious living room with an over **100-meter terrace**, east-facing balcony, and a partially separate kitchen (preparation for a kitchen), 3 bedrooms (1 with access to the west-facing balcony), 2 bathrooms, a guest toilet, an entrance hall, a hallway, a chamber, and a staircase. Upstairs, there are 2 bedrooms with en-suite bathrooms and entrances to the 3rd terrace, 2 dressing rooms, a gallery, and a corridor with access to the **80-meter terrace** with a bird's eye view of the river and the surrounding area.

The high-standard features include **triple-layer Magnum oak floors**, large-format tiles with underfloor heating in the bathrooms, **Hanák interior doors** with concealed hinges and **magnetic locks**, insulated, triple-glazed energy-efficient windows and outdoor electrically controlled blinds, designer sanitary ware, **air conditioning** with room temperature control, and a smart home system. On the lower terrace, there is a **preparation for a swimming pool**. The unit comes with a **cellar** and **4 parking spaces** (2 in the private garage, which adjoins the cellar, and 2 in the shared garage hall).

The complex also offers a **private landscaped park**, fitness facilities, and elegant common areas suitable for celebrations, BBQs, and other events. The high level of security is guaranteed by a guarded central entrance to the building, concierge service, 24/7 security, and a CCTV system.

There is a full spectrum of services and amenities in the vicinity - kindergartens, elementary schools, a Montessori high school, cafes, bistros and restaurants, shops, fitness centers, a **golf course**, the La Fabrika and DOX cultural and multifunctional centers, and other opportunities for relaxation and active recreation (for example, there is a bike trail close to the building). There is a tram stop only a 3-minute walk away that provides direct connections to the center and to the Vltavská, Palmovka, or Nádraží Holešovice metro stations.

Interior 308.7 m<sup>2</sup>, balconies 28.8 m<sup>2</sup> (11.8 m<sup>2</sup>, 17 m<sup>2</sup>), terraces 233.7 m<sup>2</sup> (113.7 m<sup>2</sup>, 37.2 m<sup>2</sup>, 82.3 m<sup>2</sup>).



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