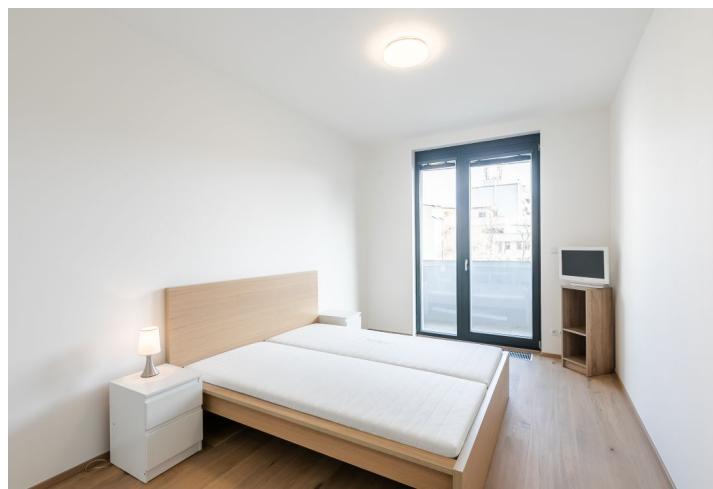




Apartment One-bedroom (2+kk)

Sold

55.5 m², Prague 7, Holešovice, Osadní

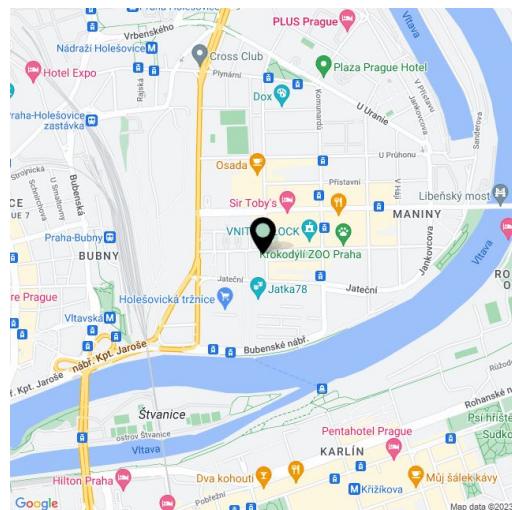




Apartment One-bedroom (2+kk)

Sold55.5 m², Prague 7, Holešovice, Osadní

Total area	67 m ²
Floor area*	56 m ²
Terrace	11 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	39391



* 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 apartment with a terrace is situated on the 3rd floor of the modern energy-efficient Vivus Osadní residential project with an elevator and underground parking in the popular district of Prague 7 - Holešovice, in an area with everything you need and with quick connections to the city center. Garage parking is included in the price.

The apartment consists of a living room with a kitchen and access to a terrace, 1 bedroom, a bathroom (with a bathtub, sink, toilet, and **bidet shower**), and a foyer.

The residence was completed in 2019. Facilities include **three-layer Parador wooden floating floors**, large-format **Marrazi Essay** wall and floor tiles, double-glazed plastic windows, a fire-resistant entrance door (class 3), and central district heating. The apartment comes with a **cellar and a garage parking space**. Residents can use the **shared garden and pram room**. The entire building is secured.

In the immediate vicinity, there are plenty of cafes, restaurants, and shops, a post office, and a pharmacy. The multifunctional **Vnitroblock, DOX Contemporary Art Center**, and the **La Fabrika Theater** are a short walk away. The area has excellent transport connections, it only takes a few minutes to get to the city center and Nádraží Holešovice, Palmovka, or Vltavská metro stations by tram. A **footbridge for pedestrians and cyclists** is being built nearby, which will connect Holešovice with Karlín, and the **new concert hall of the Czech Philharmonic** will also be nearby.

The apartment is rented until June 2023.

Floor area 55.5 m², terrace 11.1 m², cellar 3.8 m².

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