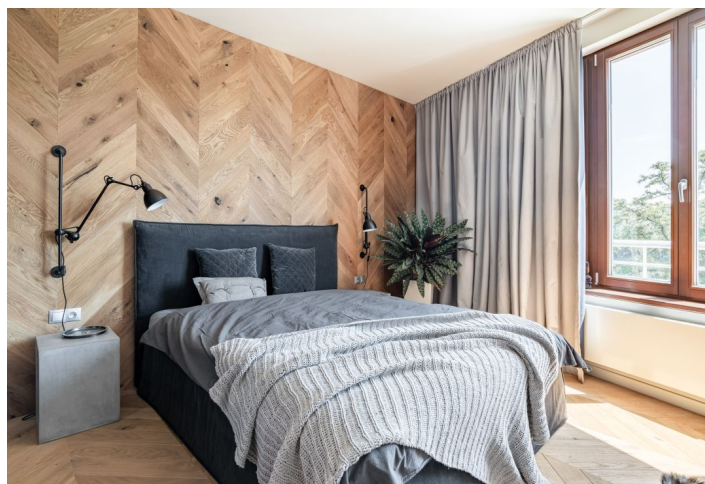




Apartment Three-bedroom (4+kk)

Sold

113.9 m², Prague 7, Holešovice, V Háji





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Total area	122 m ²
Floor area*	114 m ²
Balcony	8 m ²
Loggia	8 m ²
Parking	1 parking box and 1 garage parking space
Cellar	Yes
Service price	5 300 CZK monthly
PENB	B
Reference number	40353

This elegant, designer apartment with a balcony, a loggia, and a view of the Vltava River has 2 parking spaces and is fully furnished according to the designs of a renowned architectural studio. The apartment is located on the 2nd floor of an apartment building in popular Holešovice, a dynamically developing district that offers many trendy cafes, restaurants, shops, but also kindergartens, schools, sports fields, etc. The area also excels in good transport accessibility.

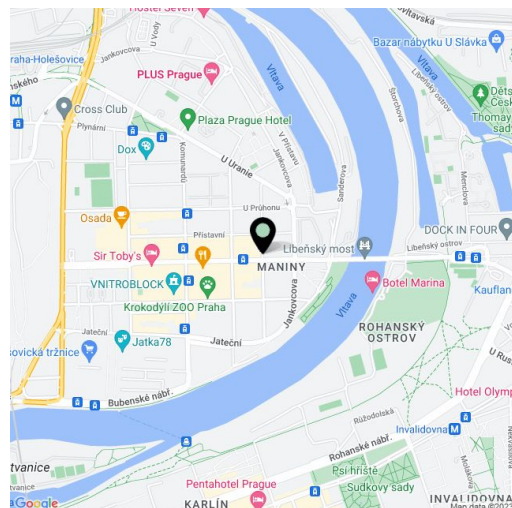
The dominant feature of the apartment is an **airy living room with access to a west-facing balcony** and connected to the kitchen, a dining room, and a **southeast-facing loggia overlooking the river and the greenery**. The layout also offers a spacious entrance hall, a bathroom with a bathtub, three bedrooms, one of which has an **en-suite bathroom** and another is used as a study with access to the loggia. The apartment comes with **two garage parking spaces**, one of which is lockable, and a spacious **cellar storage unit**.

The above-standard facilities of the apartment include **high-quality and custom-made interior elements** by a well-known architectural studio, which also include a **number of ingeniously designed storage spaces** while giving the interior a timeless, minimalist style. The fully equipped kitchen has Bosch appliances (incl. a steam oven) and a stone worktop; hardwood floors (glued). The bathrooms have concrete surfaces, large-format tiles, or stone sinks. The apartment has newly installed **recuperation and air-conditioning**. The bathrooms have underfloor heating and there are convectors in other rooms. Central heating.

Holešovice was originally an industrial district, which gradually turned into a modern place with a slightly bohemian atmosphere. The advantages of living here are mainly due to the **fast reach of the city center** by tram and metro, complete civic amenities (food, bakeries, bistros, cafes, restaurants, pharmacies, and doctors' offices), but also an art gallery, a library, a multicultural center, and fitness centers. **Kindergartens and elementary schools as well as high schools are within walking distance**. Not far from the building is a golf driving range. It is also close to the popular bike trail along the Vltava River.

Floor area 113.9 m², loggia 8 m², balcony 7.8 m², cellar 5.2 m².

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



* 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.



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