



Apartment Three-bedroom (4+kk)

Sold

183.11 m², Prague 7, Holešovice





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| | |
|------------------|--------------------|
| Total area | 306 m ² |
| Floor area* | 183 m ² |
| Terrace | 123 m ² |
| Parking | 1 600 000 CZK |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 102045 |

* 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 comfortable penthouse with 3 terraces, very nice views in all directions, a high standard interior, and two lockable garage spaces is currently being built in a new project in a modern residential area by the port of Holešovice, within easy walking distance of everything you need and just a few minutes from the city center.

The practical layout of the apartment on the 7th (highest) floor consists of a generously designed more than **80 sq. m. large living room** with a preparation for a kitchen and access to the **east-facing terrace**, as well as a master bedroom with an en-suite bathroom and **south-facing terrace**, another bedroom, a study with access to the west-facing terrace, a central bathroom, a separate toilet, a storage room with a laundry area, and a spacious entrance hall with direct access to the elevator. Terraces and windows offer **wide views** of the water, greenery, and city.

The apartment is under construction; the completion date is scheduled for the end of 2023. The given standard includes **LG multi-split air-conditioning** in all living rooms, **recuperation**, **wooden Euro windows** with insulating triple glazing and wooden window sills, an aluminum **AIR- LUX** type floor-to-ceiling main window in the living room, electrically operated exterior aluminum blinds (except AIR-LUX), frameless interior doors (height of 240 cm) with **magnetic locks**, fire safety entrance doors in white lacquer, glued **wooden floors**, ceramic tiles (60 x 60 cm) and wall tiles (60 x 120 cm) that you can select. The surface of the terraces is made of planks. Currently, it is possible to choose materials outside the specified standard for an additional fee. Underfloor hot water heating is provided centrally, each room has the possibility of its own regulation. The apartment includes **a cellar and 2 lockable parking spaces in the garage.**

The modern neighborhood in the **port of Holešovice with a park layout** is conveniently located near the city center and everything you need. Restaurants, cafes, bistros, nursery and elementary schools, the **Duhovka Montessori high school**, medical services, a supermarket, and many small shops are within walking distance. It is close to the **DOX gallery**, the multi-functional **Vnitroblok** space, the **Jatka 98** and **La Fabrika** theaters, and the Prague Market, as well as to a **golf driving range or tennis courts**. Excellent transport connections are provided by trams from a nearby stop or metro from the Palmovka, Nádraží Holešovice, or Vltavská stations.

Floor area 183.11 m² terraces 39.25 m², 39.93 m² and 43.99 m², cellar 8.77 m².



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Byt / Apartment

| Název místnosti / Room Name | Plocha / Area (m²) |
|--|--------------------|
| 01 CHODBA / CORRIDOR | 20.53 |
| 02 OBÝVAČÍ POKOJ, KUCHYŇE / LIVING ROOM, KITCHEN | 81.97 |
| 03 KLOUNOKA / LUNGER ROOM | 3.24 |
| 04 KOUPELNA / BATHROOM | 4.75 |
| 05 KOUPELNA / BATHROOM | 5.07 |
| 06 TOALETNA / TOILET | 2.19 |
| 07 LOŽNICE / BEDROOM | 24.61 |
| 08 LOŽNICE / BEDROOM | 20.40 |
| 09 PRACOVNA / HOME OFFICE | 13.75 |

| | |
|---|--------|
| MÍSTNOSTI CELKEM / TOTAL AREA OF ROOMS | 176.51 |
| PODLAHOVÁ PLOCHA CELKEM / TOTAL GROSS FLOOR AREA | 183.11 |
| 12 TERASA / TERRACE | 39.25 |
| 13 TERASA / TERRACE | 39.93 |
| 14 TERASA / TERRACE | 43.99 |
| PLOCHA CELKEM / TOTAL AREA OF FLAT | 299.68 |

