

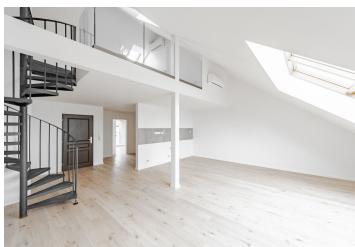
Apartment Two-bedroom (3+kk)

€ 641 218 I CZK 15 790 000

99.5 m², Prague 7, Holešovice, Dukelských hrdinů















Apartment Two-bedroom (3+kk)

€ 641 218 I CZK 15 790 000

99.5 m², Prague 7, Holešovice, Dukelských hrdinů

Total area	104 m²
Floor area*	100 m²
Terrace	4 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	102179



* 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.

New, bright split-level apartment with air-conditioning and a balcony overlooking the courtyard. The apartment is part of a historic residential building located in Prague 7 – Holešovice, just a few steps away from the Exhibition Grounds, Stromovka Park, and a future stop of the express train to the airport.

At the entry level (6th floor), there is a living room with a preparation for a kitchen, a bedroom with access to a **northeast-facing balcony** overlooking the **green courtyard**, a bathroom, a separate toilet, and an entrance hall. On the upper level, there is a second bedroom on a gallery with storage space and an adjoining bathroom.

Plenty of natural light fills the living room through large skylight windows, while the bedrooms have windows facing the quiet courtyard. The entire apartment is unified by light oak floors, and all rooms are equipped with airconditioning. The building features a new elevator (to the mezzanine), the roof and facade facing the courtyard have recently been renovated, and there are plans for a new street-facing facade.

This excellent location lies in the **broader center of Prague**, in close proximity to the **Exhibition Grounds and the Trade Fair Palace**. Convenient transportation accessibility is provided by trams stopping right in front of the building, with a metro station and the Holešovice Railway Station not far away. Additionally, there will be a stop of the **express train to the airport** nearby. The area is pleasant thanks to the **beautifully landscaped Stromovka Park** within walking distance. A shopping center, numerous shops, restaurants, bistros, cafes, and an **art house cinema** are also just a short walk away.

Floor area 99.5 m², balcony 4.2 m².