



## Apartment One-bedroom (2+kk)

Sold

51.7 m², Prague 7, Holešovice, Osadní



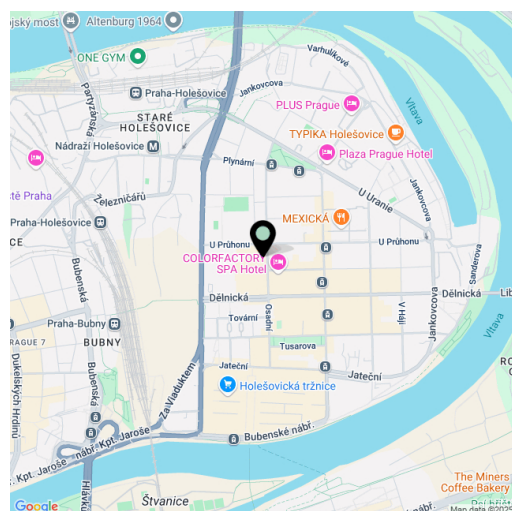


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Total area	52 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	102670



\* 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 newly renovated apartment is situated on the 2nd floor of a residence with 15 units in a completely renovated historic apartment building located in the popular lively district of Prague 7 – Holešovice, near the Vltavská metro station and the developing Bubny area.

The practical layout of the **east-facing** apartment consists of a living room with a preparation for a kitchen, a bedroom, an entrance hall, and a bathroom with a shower and toilet. The hallway has space for a built-in wardrobe and a connection for a washing machine.

The high-quality facilities include **oak floors**, large-format tiles in a **terrazzo** decor, **Sapeli** hingeless doors with **M&T** fittings, **Vitra** and **Laufen** sanitary ware, and **Grohe** bathroom faucets including an overhead shower. The apartment comes with a cellar; the building has elegant common areas and a **modern elevator**. The entire building was reconstructed according to an architectural plan, the result of which is a **fresh design** combining new elements with original ones and referring to its historic use as a **factory in the 19th century**.

The nice building stands on a one-way side street parallel to the main Komunardů Street in Holešovice, lined with cafes, bistros, and shops. Everything you need is within easy reach, including several **sports grounds**, and trams located a short distance away provide quick connections to the city center or to the Vltavská, Nádraží Holešovice, and Palmovka metro stations. Also nearby is the **new HolKa footbridge** for pedestrians and cyclists and the gradually reconstructed **Holešovická tržnice market**. In the future, the **concert hall of the Czech Philharmonic** will also be nearby. In addition, the brownfield around the Bubny railway station will be extensively revitalized, where there will be, among other things, a **stop on the high-speed rail to the airport**.

Floor area 51.7 m², cellar 3.8 m².



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