



## Apartment Three-bedroom (4+kk)

**Sold**

174 m<sup>2</sup>, Prague 7, Holešovice





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Total area	229 m <sup>2</sup>
Floor area*	174 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	847 000
Garage	Yes
Cellar	Yes
PENB	C
Reference number	34100

\* 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 penthouse with 3 terraces situated on the highest (7th) floor of a top-of-the-line modern apartment building that has been built in a dynamically developing district with many trendy cafes, restaurants, shops, as well as kindergartens, schools, sports grounds, etc. The area has excellent transport accessibility.**

The apartment consists of a generous living space with an open plan kitchen and access to the terrace, 3 bedrooms facing the courtyard with private bathrooms and dressing rooms; all bedrooms have access to 2 more terraces. There is also an entrance hall, a guest toilet, and a utility room with a connection for a washing machine.

Standard features include **double-layer oak floors**, **heated stone tiles** in the bathroom, **large-format aluminum windows** with insulated double-glazed panes and a preparation for exterior blinds, a security entry door (class 3) and interior doors with concealed hinges, telephone/Internet/TV sockets in both living rooms, an electronic entry system, a preparation for cooling, and a smart home system. Heating is provided by the building's central boiler. The apartment comes with a cellar at an extra cost and there is also the possibility to purchase a garage parking space.

Previously industrial Holešovice has now evolved into a modern district with a slightly bohemian atmosphere. Advantages of living here include its **convenient access to the city center** by tram and metro, its **full urban amenities** (grocery stores, bakeries, bistros, cafes, restaurants, pharmacies, and doctor's offices), as well as an art gallery, a library, multicultural center, and fitness centers. **A golf driving range** is nearby, as well as a popular **bike path along the Vltava River**.

Total floor area 174 m<sup>2</sup>, terraces 55 m<sup>2</sup>.

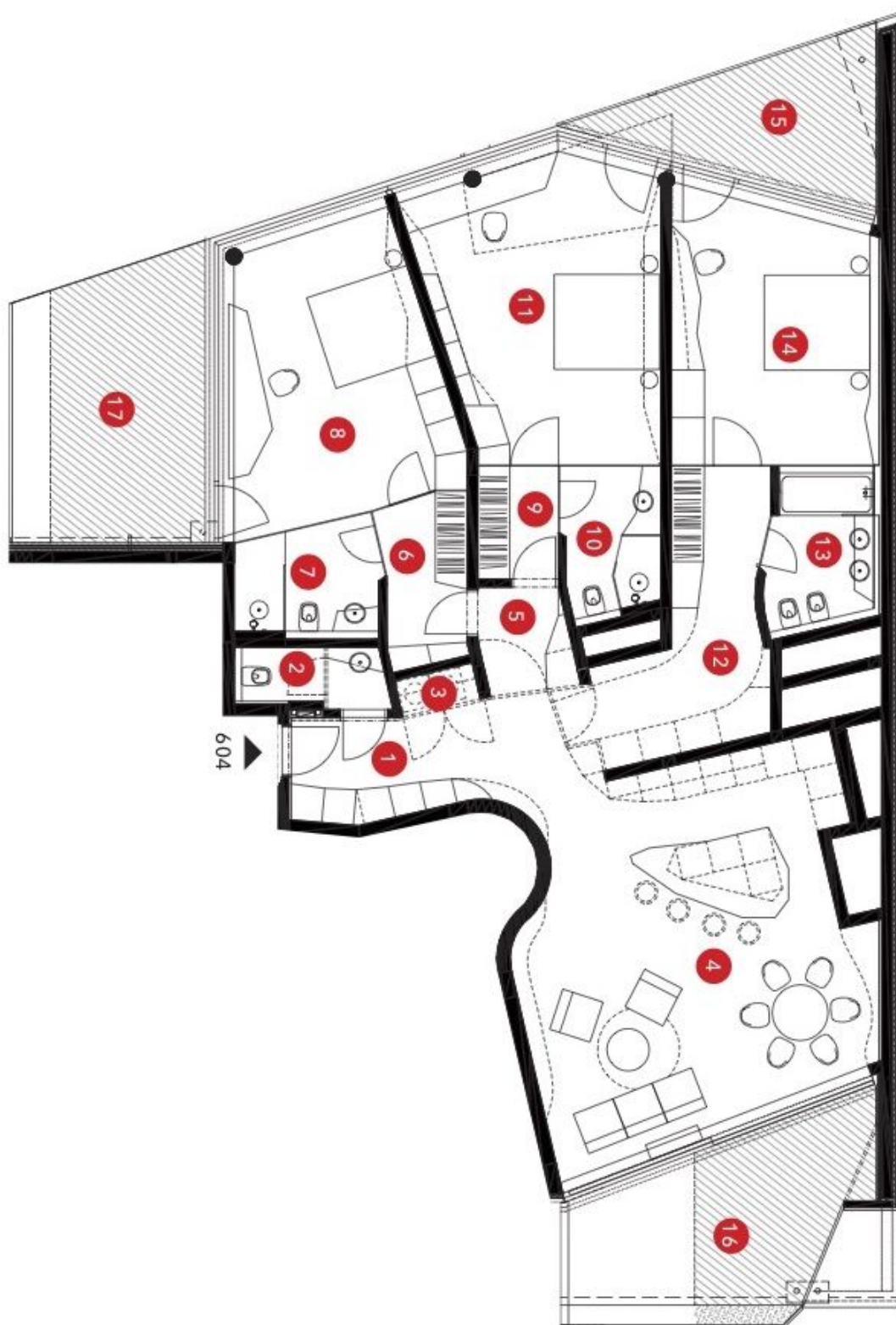
In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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1	předsíň	10.50 m <sup>2</sup>
2	wc	3.35 m <sup>2</sup>
3	komora	1.06 m <sup>2</sup>
4	obývací pokoj + kuch. kout	42.27 m <sup>2</sup>
5	chodba	3.33 m <sup>2</sup>
6	chodba	5.05 m <sup>2</sup>
7	koupelna + wc I	5.83 m <sup>2</sup>
8	ložnice I	20.93 m <sup>2</sup>
9	chodba	3.26 m <sup>2</sup>
10	koupelna + wc II	5.16 m <sup>2</sup>
11	ložnice II	23.62 m <sup>2</sup>
12	chodba	13 m <sup>2</sup>
13	koupelna + wc III	6.29 m <sup>2</sup>
14	ložnice III	19.26 m <sup>2</sup>

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	podlahová plocha	162.91 m <sup>2</sup>
	konstrukce	7.51 m <sup>2</sup>
15	terasa I	11.39 m <sup>2</sup>
16	terasa II	17.29 m <sup>2</sup>
17	terasa III	19.79 m <sup>2</sup>

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plocha celkem	218.89 m <sup>2</sup>
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