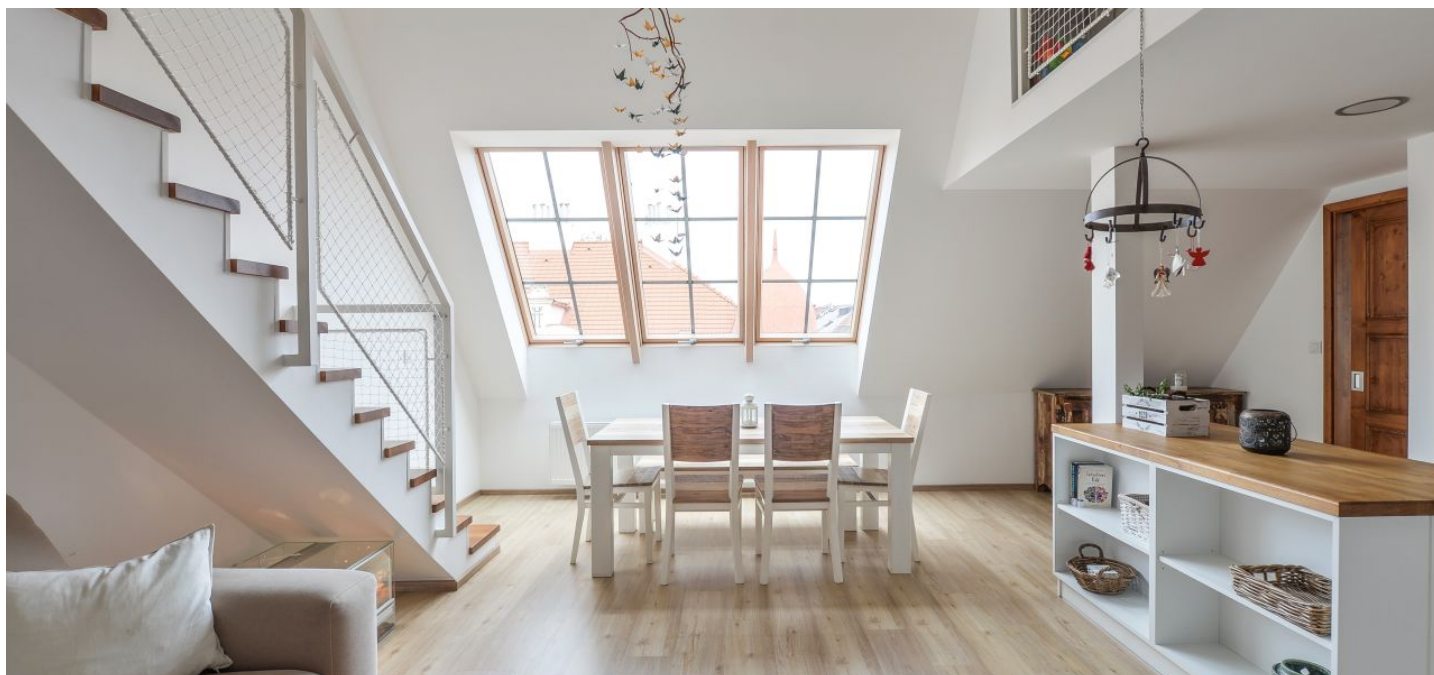




Apartment Two-bedroom (3+kk)

Sold

113 m², Prague 7, Holešovice, Šimáčkova





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| | |
|------------------|--------------------|
| Total area | 113 m ² |
| Parking | - |
| Cellar | Yes |
| Service price | 3 376 CZK monthly |
| PENB | G |
| Reference number | 34023 |

This renovated bright and airy duplex apartment with a Scandinavian-style interior is located on the top floor of a corner Art Nouveau building with an elevator. The building is situated on a side street near Stromovka Park, the Exhibition Grounds, and the Trade Fair Palace.

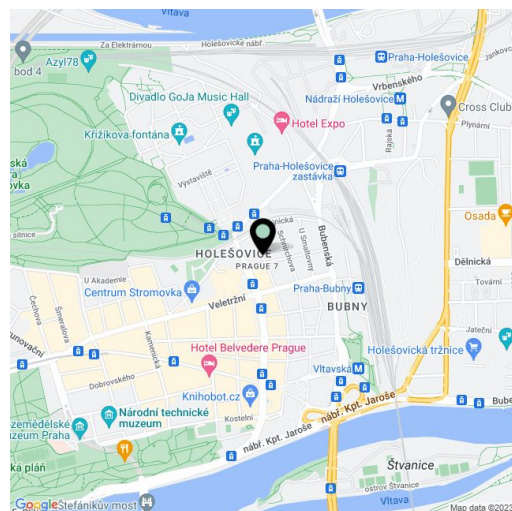
On the entrance level of the apartment (on the 6th floor) there is an open living area with a dining room and a kitchen, a bedroom, a duplex children's room, a bathroom, a dressing room, a hall, and a closet with a connection for a washing machine and dryer. The gallery upstairs is reserved for a relaxation zone and a study.

The interior was reconstructed 2 years ago. The facilities include **high-quality vinyl floating floors** with a cork base, tiles in the hallway, a closet and a bathroom, and custom-made 210 cm high wooden doors. The kitchen is equipped with built-in **AEG** and **Electrolux** appliances (induction hob, dishwasher, oven, microwave) and a **solid oak worktop**. Heating is by a gas boiler. The unit comes with a **spacious cellar unit**. The building has been completely renovated. Parking for residents is in the blue zone.

The **tree-lined street** is away from the main roads. Within walking distance is a kindergarten, elementary, and art school, a sports gym, several cafes and restaurants, a supermarket, and a **newly opened shopping center**. The place also offers cultural activities—it is close to the **National Gallery**, the **Oko art house cinema**, or the Exhibition Grounds. Year-round **farmers' markets** are held on nearby Řezáčovo Square. Another advantage of the location is also its **easy access to the city center** by tram and metro. The large **Stromovka Park** and the **bike path along the Vltava River** are close-by.

Interior 113.1 m² (according to the owner's declaration the total area is 90.1 m² + gallery on the 1st floor 23m²).

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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| č.m. | část | popis - stěny | m² |
|--------------------------|---------------|------------------|-------|
| 1.01 | vstup | bílá malba | 3,59 |
| 1.02 | lžna | bílá malba | 5,85 |
| 1.03 | koupelna + wc | keramický obklad | 6,93 |
| 1.04 | komora | bílá malba | 1,46 |
| 1.05 | dětský pokoj | bílá malba | 17,16 |
| 1.06 | ložnice | bílá malba | 11,67 |
| 1.07 | obývací pokoj | bílá malba | 44,49 |
| celková podlahová plocha | | | 91,15 |





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Sold113 m², Prague 7, Holešovice, Šimáčkova

tabulka místností

| č.m. | účel | povrch - stěny | m ² |
|--------------------------|-------------------|----------------|----------------|
| 1.01 | patro - relax | bílá malba | 15,8 |
| 1.02 | patro - dětský p. | bílá malba | 6,9 |
| celková podlahová plocha | | | 22,7 |

