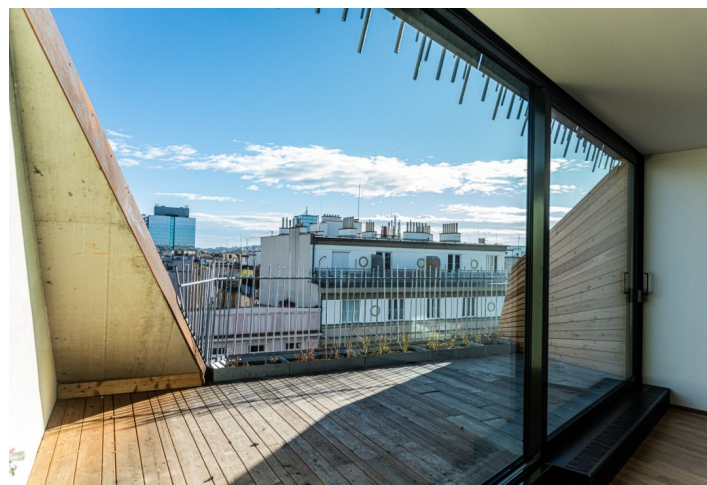
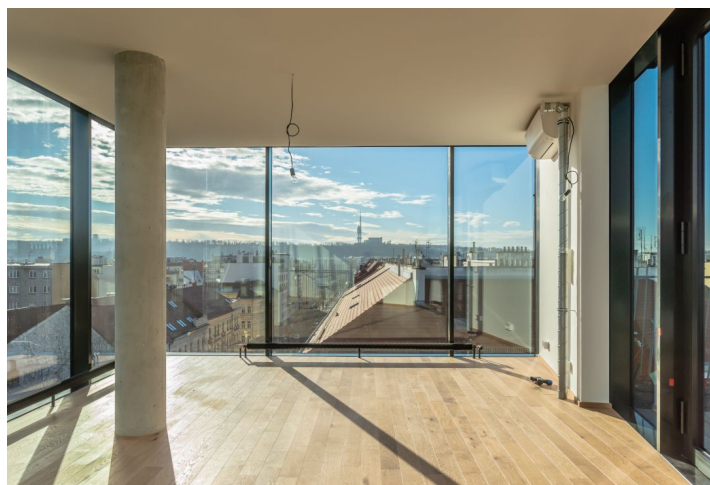




Apartment Three-bedroom (4+kk)

€ 930 603 | CZK 23 400 000

145 m², Prague 7, Holešovice





Apartment Three-bedroom (4+kk)

€ 930 603 | CZK 23 400 000

145 m², Prague 7, Holešovice

Total area	208 m²
Floor area*	145 m²
Terrace	63 m²
Parking	Parking space in the garage at extra cost
Garage	Yes
Cellar	Yes
PENB	C
Reference number	34098

* 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 unique penthouse with 3 terraces is part 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 layout of the entrance level on the 6th floor consists of a spacious living room with an open plan kitchen and terrace, 2 bedrooms (one with an en-suite bathroom and access to the second terrace), an entrance hall, and a second bathroom. The 7th floor offers an open space with an adjoining rooftop terrace facing the courtyard.

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 storage unit 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 145 m², terraces 63 m².

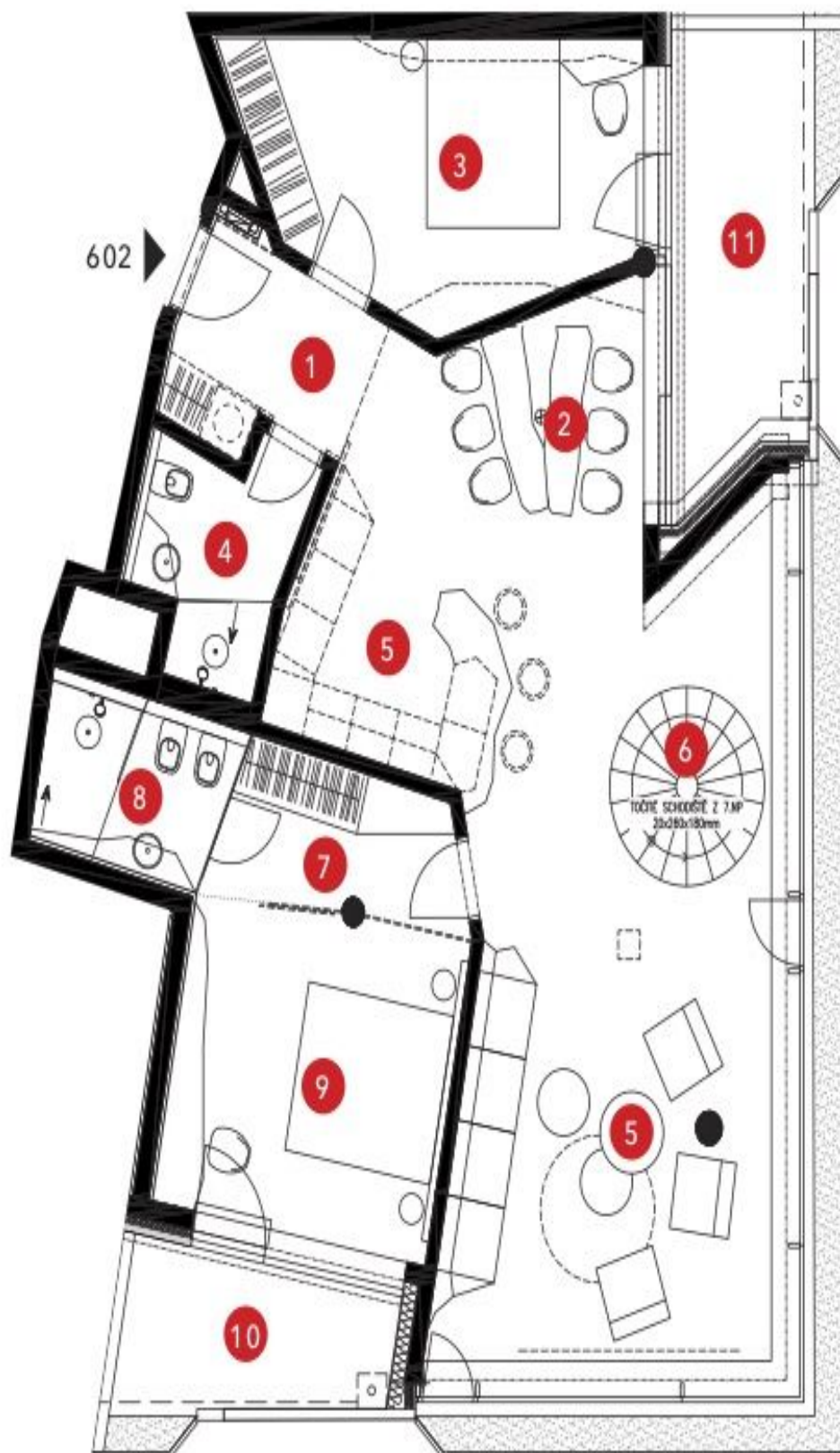
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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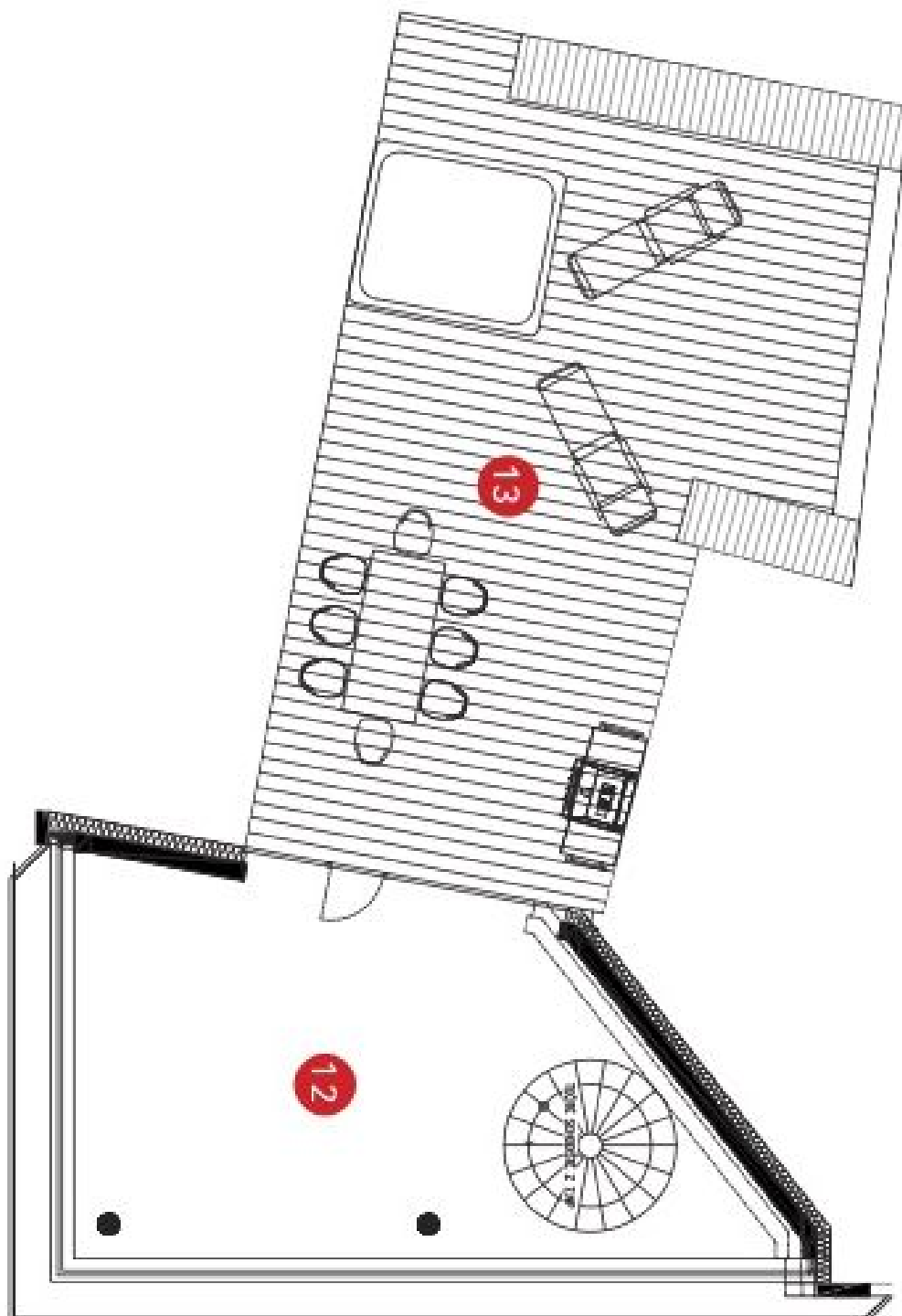




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6. patro

1	předsíň	4.99 m ²
2	neobsazeno	
3	ložnice I	14.27 m ²
4	koupelna + wc I	4.92 m ²
5	obývací pokoj + kuch. kout	47.32 m ²
6	schodiště	3.46 m ²
7	chodba	5.27 m ²
8	koupelna + wc II	4.28 m ²
9	ložnice II	12.89 m ²
10	balkón I	6.41 m ²
11	balkón II	9.20 m ²

7. patro

12	obytná místnost	34.42 m ²
13	terasa	57.79 m ²

podlahová plocha	131.82 m ²
konstrukce	4.13 m ²

terasa a balkóny celkem	73.40 m ²
plocha celkem	209.35 m ²