



## Apartment Three-bedroom (4+kk)

€ 662 197 | CZK 16 790 000

105.68 m<sup>2</sup>, Praha 7, Holešovice, Dukelských hrdinů





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Total area	109 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	102178

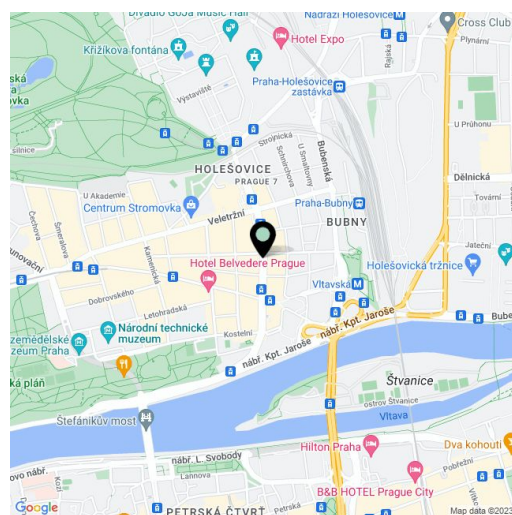
This newly completed, bright, air-conditioned duplex apartment with a balcony offering views of treetops is situated on the top floors of a historic residential building in Prague 7 – Holešovice, just a few steps away from the Exhibition Grounds, Stromovka Park, and a future stop of the express train to the airport.

At the entry level (6th floor), there is a living room with a preparation for a kitchen, 2 bedrooms (one with a **dress**ing room and the other with a northeast-facing **balcony** overlooking the green courtyard), a bathroom, a separate toilet, and an entrance hall. On the upper level, there is a bedroom on a gallery 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 **air-conditioning**. The building features a **new elevator** (to the mezzanine), with the roof and a new facade facing the courtyard recently renovated, and plans for a new street-facing facade.

This excellent location is in the broader center of Prague, in close proximity to the **Exhibition Grounds and Trade Fair Palace**. Superb transportation accessibility is provided by trams stopping right in front of the building, with a metro station and 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 105.68 m<sup>2</sup>, balcony 3.75 m<sup>2</sup>.



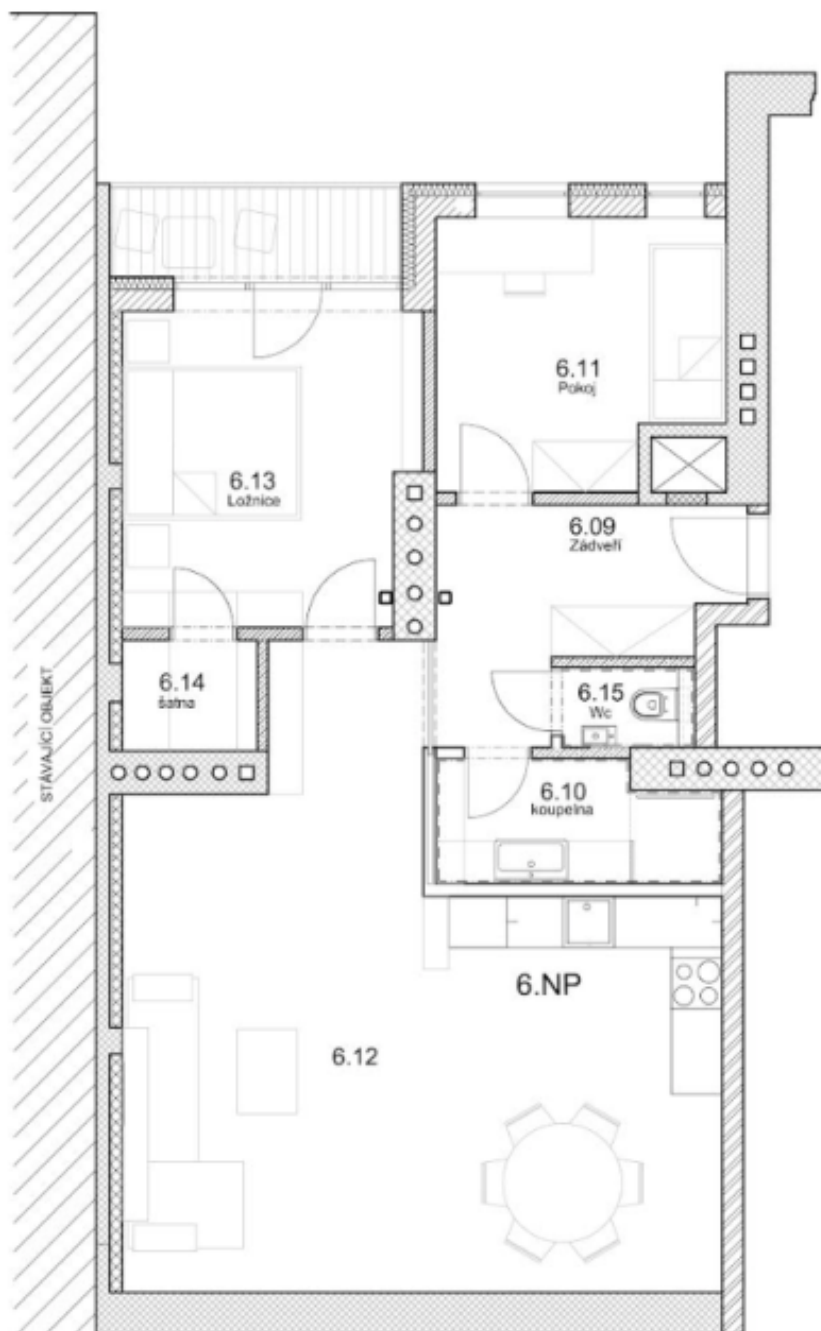
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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