



## Apartment Two-bedroom (3+kk)

€ 626 712 | CZK 15 790 000

99.5 m<sup>2</sup>, Prague 7, Holešovice, Dukelských hrdinů





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Total area	104 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	102179

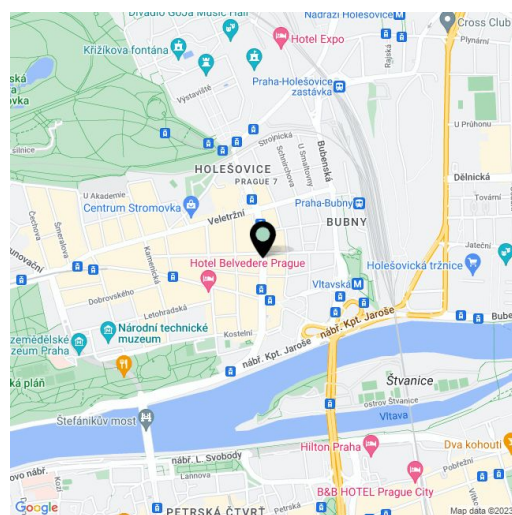
**New, bright split-level apartment with air-conditioning and a balcony overlooking the courtyard. The apartment is part of a historic residential building located in Prague 7 – Holešovice, just a few steps away from the Exhibition Grounds, Stromovka Park, and a future stop of the express train to the airport.**

At the entry level (6th floor), there is a living room with a preparation for a kitchen, a bedroom with access to a **northeast-facing balcony** overlooking the **green courtyard**, a bathroom, a separate toilet, and an entrance hall. On the upper level, there is a second bedroom on a gallery with storage space 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), the roof and facade facing the courtyard have recently been renovated, and there are plans for a new street-facing facade.

This excellent location lies in the **broader center of Prague**, in close proximity to the **Exhibition Grounds and the Trade Fair Palace**. Convenient transportation accessibility is provided by trams stopping right in front of the building, with a metro station and the 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 99.5 m<sup>2</sup>, balcony 4.2 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.