



## Apartment One-bedroom (2+kk)

Sold

51.6 m<sup>2</sup>, Prague 7, Holešovice, Osadní





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Total area	52 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	102669

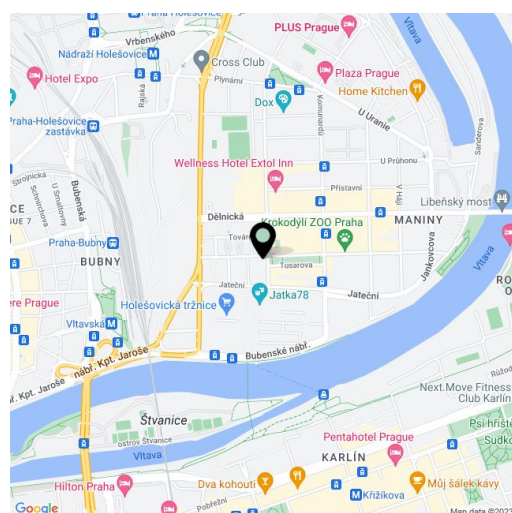
This east-facing apartment is located on the 1st floor of a residence created by the complete reconstruction of a historic apartment building with 15 apartments set in the trendy district of Holešovice, not far from the Vltavská metro station and the future brand-new Bubny district with a high-speed rail stop.

The practical layout consists of a living room with a preparation for a kitchen, one bedroom, an entrance hall, and a bathroom with a shower and toilet. In the hallway, there is space for a built-in wardrobe and a connection for a washing machine.

The high-quality facilities include oak floors, large-format tiles in a terrazzo decor, Sapeli hingeless doors with M&T fittings, Vitra and Laufen sanitary ware, and Grohe bathroom faucets including an overhead shower. The apartment comes with a cellar; the building has elegant common areas and a modern elevator. The entire building was recently reconstructed according to an architectural plan, the result of which is a fresh design combining new elements with original ones and referring to its historic use as a factory in the 19th century.

The building stands on a one-way side street parallel to the main Komunardů Street in Holešovice, which is lined with cafes, bistros, and shops. Everything you need is within easy reach, including several sports grounds, and trams located a short distance from the building provide a quick connections to the city center or to the Vltavská, Nádraží Holešovice, and Palmovka metro stations. Also nearby is the new HolKa footbridge for pedestrians and cyclists and the gradually reconstructed Holešovická tržnice market. In the future, the concert hall of the Czech Philharmonic will also be nearby. The brownfield around the Bubny Railway Station, where there will be a stop for on high-speed train to the airport, will be extensively revitalized.

Floor area 51.6 m<sup>2</sup>, cellar 2.8 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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