



## Apartment One-bedroom (2+kk)

€ 368 724 | CZK 9 290 000

51.7 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	102670

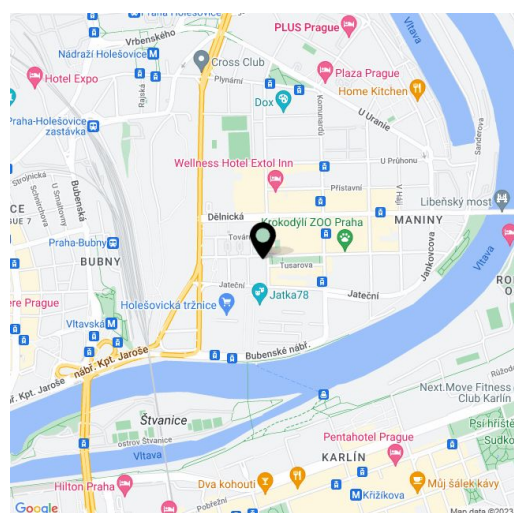
This newly renovated apartment is situated on the 2nd floor of a residence with 15 units in a completely renovated historic apartment building located in the popular lively district of Prague 7 – Holešovice, near the Vltavská metro station and the developing Bubny area.

The practical layout of the **east-facing** apartment consists of a living room with a preparation for a kitchen, a bedroom, an entrance hall, and a bathroom with a shower and toilet. The hallway has 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 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 nice building stands on a one-way side street parallel to the main Komunardů Street in Holešovice, lined with cafes, bistros, and shops. Everything you need is within easy reach, including several **sports grounds**, and trams located a short distance away provide 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. In addition, the brownfield around the Bubny railway station will be extensively revitalized, where there will be, among other things, a **stop on the high-speed rail to the airport**.

Floor area 51.7 m<sup>2</sup>, cellar 3.8 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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