



## Apartment Two-bedroom (3+1)

€ 828 652 | CZK 20 650 000

105.4 m², Prague 7, Holešovice, Tusarova







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Total area	105 m²
Parking	-
Cellar	10 m²
PENB	E
Reference number	108214

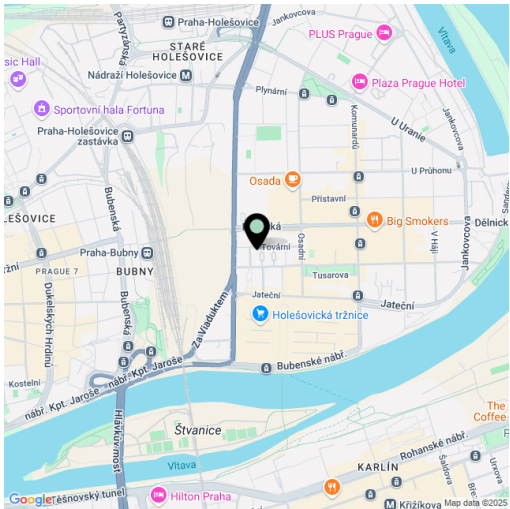
This spacious, over 100 m² south-facing quiet apartment with large windows and high ceilings, located on the 3rd floor of a residential building with an elevator, is situated in the popular Prague district of Holešovice, directly opposite a park, just a few steps from a tram stop and close to the Vltavská metro station.

The practical layout includes a bright living room with access to the kitchen, two separate bedrooms, a bathroom (bathtub, two sinks, toilet, and a window facing the lightwell), a separate toilet, a spacious entrance hall, and a utility room (with a gas boiler and a washing machine connection).

The apartment features original **parquet floors** and high-quality tiles, with refurbished **casement windows**. It was renovated in 2010, while the building was renovated in 2015. The purchase price includes a **spacious cellar** accessible by an **elevator**, and residents have access to a **beautiful shared garden** in the courtyard.

Located in a sought-after area near the **Vltava riverbank**, the apartment is within walking distance of kindergartens and elementary schools, a supermarket, restaurants, cafés, sports facilities, medical centers, and cultural venues such as the **Rock Opera, La Fabrika, and Jatka78** theaters. A **fitness club** and **squash hall** are just a 5-minute walk away, while a **golf driving range** is 10 minutes away. Excellent transport connections to the city center are provided by trams, with the Vltavská and Nádraží Holešovice metro stations nearby.

Floor area 105.4 m², cellar 10.2 m².



\* 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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