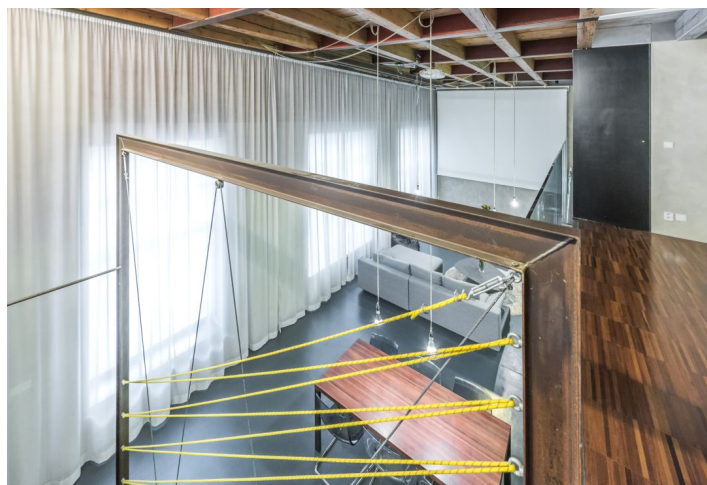
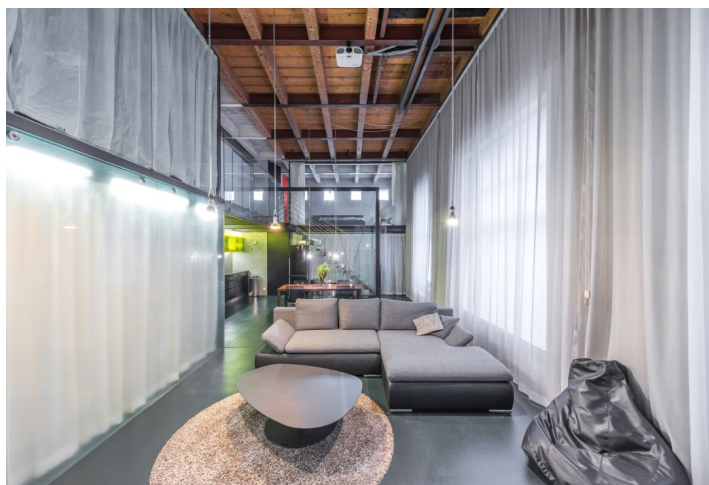
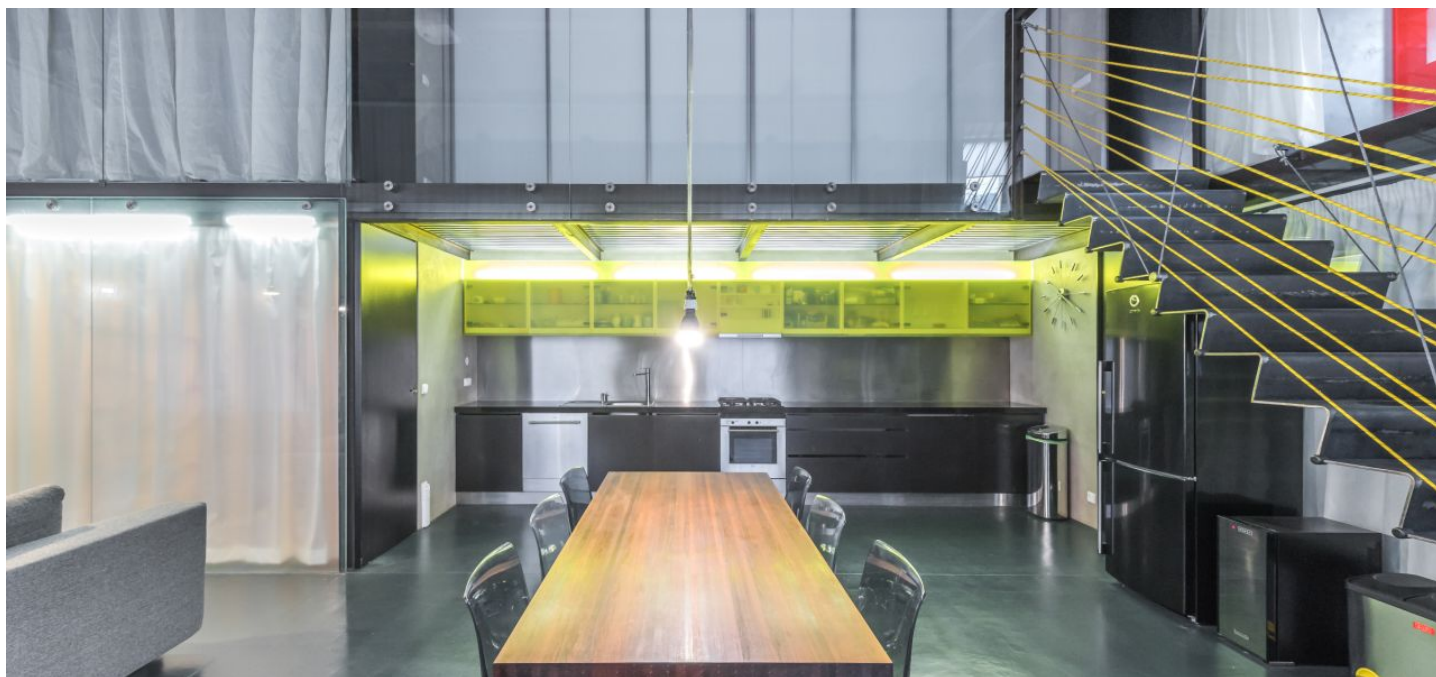




## Apartment Three-bedroom (4+kk)

Sold

158 m<sup>2</sup>, Praha 7, Holešovice, Dělnická





## Apartment Three-bedroom (4+kk)

**Sold**158 m<sup>2</sup>, Praha 7, Holešovice, Dělnická

Total area	158 m <sup>2</sup>
Parking	2 parking spaces
Cellar	-
PENB	E
Reference number	31050

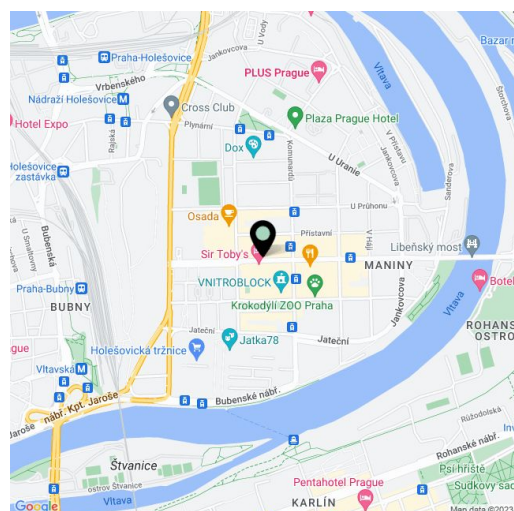
This unique industrial style loft apartment was designed by the D3A studio. A former Holešovice factory hall, it is situated in the courtyard of an apartment building. The impressive space comes with two parking spaces, located in a neighborhood with a wide spectrum of urban amenities and perfectly accessible by public transport.

All the rooms on the ground floor (a bedroom, a bathroom, an entrance hall, a utility room, and a separate toilet) are accessible from the living room with a dining room and a kitchen. Upstairs, there is a master bedroom with an ensuite bathroom and a walk-in closet, another bedroom, and a gallery with storage space.

To ensure that the rooms receive plenty of daylight, there are clear and frosted glass partitions. Intimacy is provided by opaque curtains that can optically close the rooms. The apartment's original industrial purpose can be seen in its **beamed ceiling** and exposed brickwork. The facilities also include a **steel staircase**, **wooden double-glazed Euro-windows**, **screed flooring**, a kitchen with **Siemens** built-in appliances, a designer ladder, a large projection screen, or a security system. The **underfloor heating** is connected to the Wolf gas boiler. The purchase price includes **1 outdoor parking space and 1 space in an automated parking system**.

A kindergarten and an elementary school are a few steps from the building. Nearby, there are several restaurants, a wide range of shopping opportunities from a market, small shops, to large shops, banks, pharmacies, as well as a **golf club** and the La Fabrika and DOX cultural areas. The center is easily reachable by tram. There are also metro stations (Palmovka, line B, or Nádraží Holešovice and Vltavská, line C) close-by.

According to the owner's statement, the apartment's floor area is 106.7 m<sup>2</sup>, the 52 m<sup>2</sup> gallery is not included. The total floor area is 158.7 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.