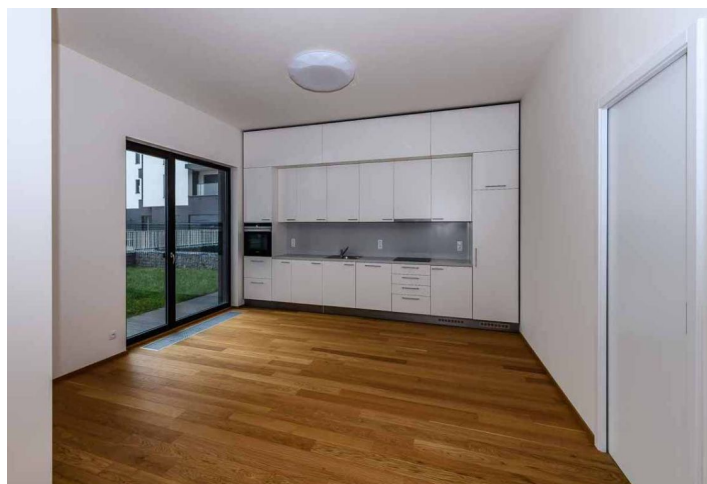




## Apartment Four-bedroom (5+kk)

Sold

207 m<sup>2</sup>, Prague 7, Holešovice, Sanderova





## Apartment Four-bedroom (5+kk)

**Sold**207 m<sup>2</sup>, Prague 7, Holešovice, Sanderova

Total area	262 m <sup>2</sup>
Floor area*	207 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	Private 2-car garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31635

**New apartment with 2 terraces, a large garden, and views of a tranquil river lined with mature trees. This almost unlimited space, which is part of a recently completed residential project, offers comfortable housing near the city center with excellent transport accessibility and a wide selection of cultural, social, and sports activities.**

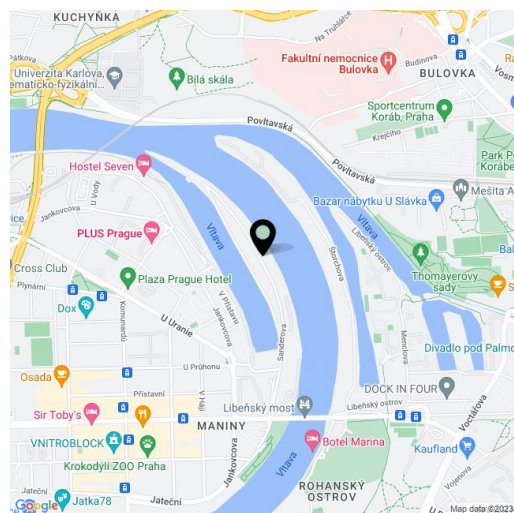
The entrance level on the ground floor consists of a spacious living room with a partially separated kitchen and access to the terrace, a master bedroom with an en-suite bathroom, a walk-in closet, and a private terrace, 2 bedrooms with private bathrooms, a 4th bedroom, a guest toilet, a bathroom, and an entrance hall. The staircase leads to the underground floor, where there is a **garage for 2 cars, a cellar, and a pantry.**

The high-standard facilities include **triple-layer Magnum oak floors**, large-format tiles with underfloor heating in the bathrooms, **a kitchen with brand-name appliances**, Hanák interior doors with concealed hinges and magnetic locks, energy-efficient large-format windows with triple-glazed panes, **outdoor electrically controlled blinds**, and designer sanitary ware.

The complex will also offer a **private landscaped park** and fitness facilities. The high level of security will be ensured by a guarded central entrance to the building, concierge service, 24/7 security, and a CCTV system.

In the vicinity of the project, you can find a **full spectrum of services and amenities** - kindergartens, elementary schools, the Montessori High School, cafes, bistros, and restaurants, shops, fitness centers, golf clubs, the La Fabrika and DOX cultural and multifunctional centers, as well as opportunities for relaxation and active recreation. A tram stop with direct connections to the nearby Vltavská, Palmovka, and Nádraží Holešovice metro stations, and to the center, is a 3-minute walk away.

Interior 206.7 m<sup>2</sup>, terraces 55 m<sup>2</sup> (41.6 + 13.2), garden 233.6 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.

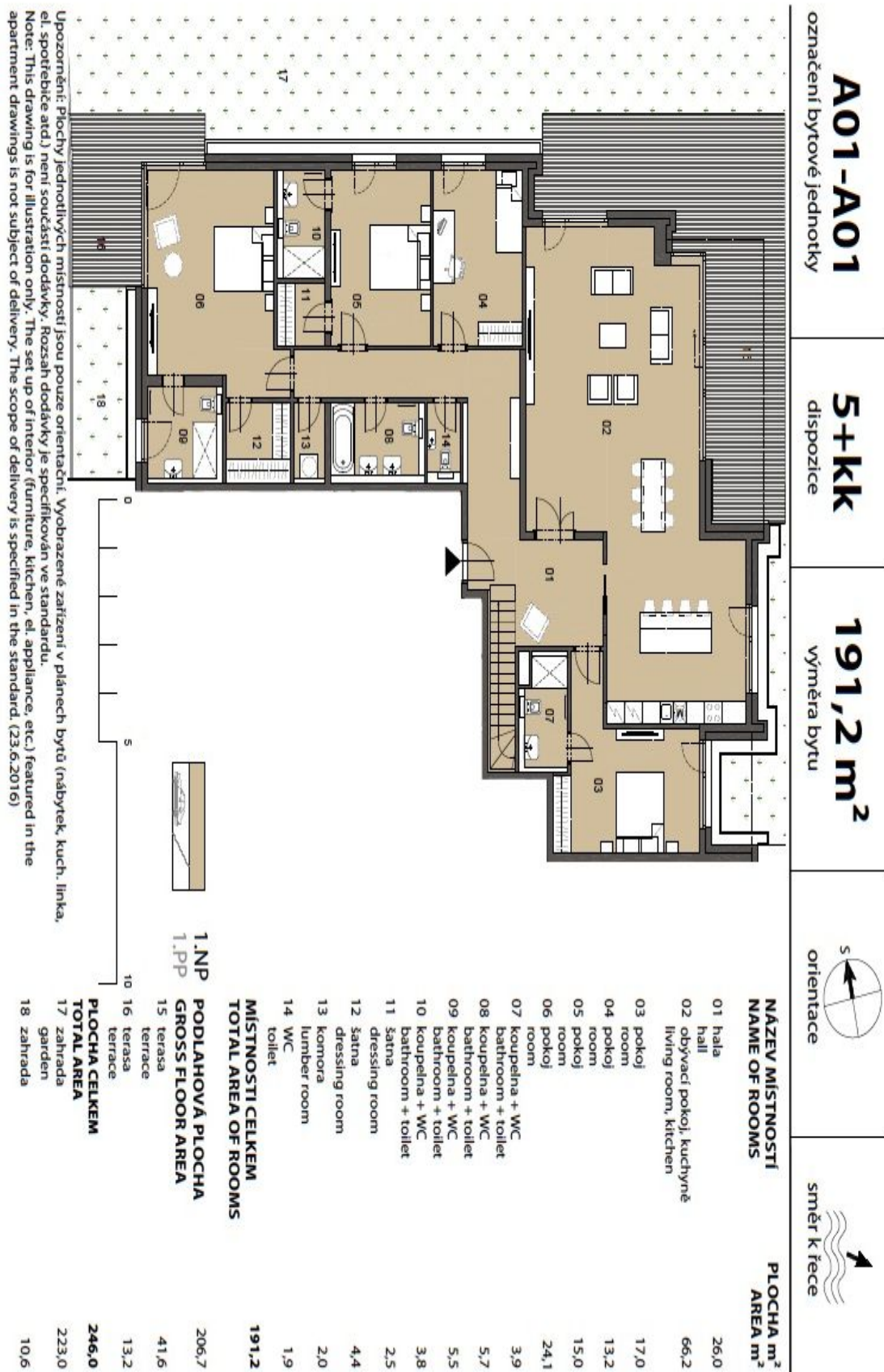




# Apartment Four-bedroom (5+kk)

207 m<sup>2</sup>, Prague 7, Holešovice, Sanderova

Sold

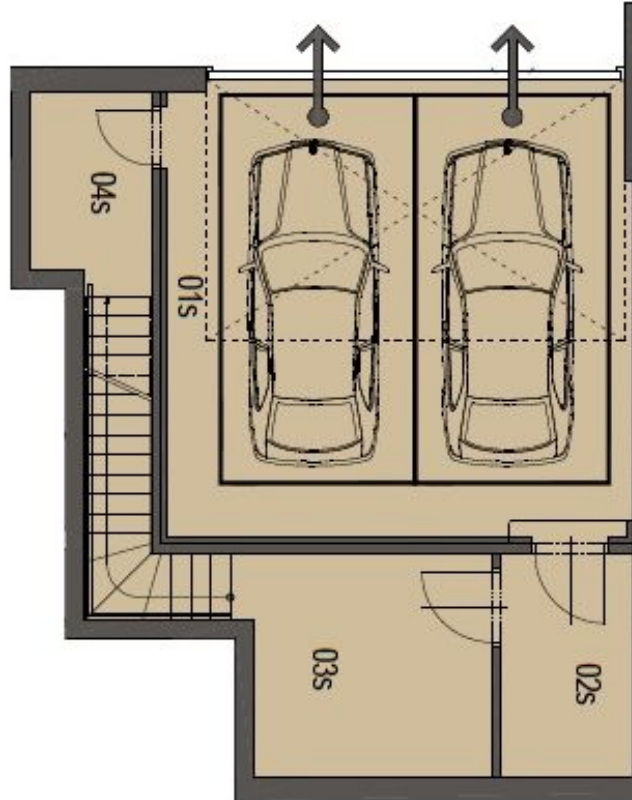





# Apartment Four-bedroom (5+kk)


207 m<sup>2</sup>, Prague 7, Holešovice, Sanderova

Sold



 zajištění na parkovací stání  
pouze jízdou vzad  
reverse parking only

LEGENDA MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m <sup>2</sup> AREA m <sup>2</sup>
01s garážová stání garage	36,3
02s předstih hall	5,0
03s sklep + schodiště cellar + stairs	13,5
04s komora lumber room	6,3
<b>CELKOVÁ PLOCHA TOTAL AREA</b>	<b>61,1</b>

 1.NP  
1.PP



## Apartment Four-bedroom (5+kk)

207 m<sup>2</sup>, Prague 7, Holešovice, Sanderova

Sold

Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybrazené zařízení v plánech bytu (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.  
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (23.6.2016)

