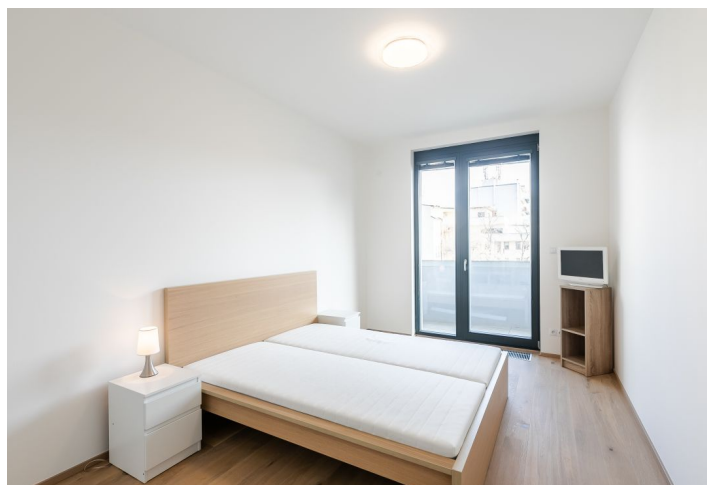




## Apartment One-bedroom (2+kk)

Sold

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





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**Sold**55.5 m<sup>2</sup>, Prague 7, Holešovice, Osadní

Total area	67 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	39391

This apartment with a terrace is situated on the 3rd floor of the modern energy-efficient Vivus Osadní residential project with an elevator and underground parking in the popular district of Prague 7 - Holešovice, in an area with everything you need and with quick connections to the city center. **Garage parking is included in the price.**

The apartment consists of a living room with a kitchen and access to a **terrace**, 1 bedroom, a bathroom (with a bathtub, sink, toilet, and **bidet shower**), and a foyer.

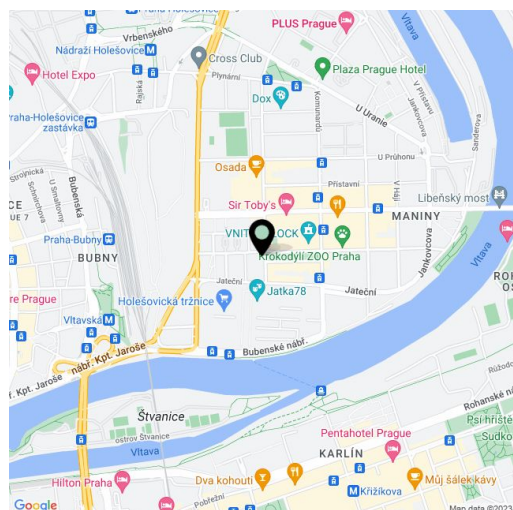
The residence was completed in 2019. Facilities include **three-layer Parador wooden floating floors**, large-format **Marrazi Essay** wall and floor tiles, double-glazed plastic windows, a fire-resistant entrance door (class 3), and central district heating. The apartment comes with a **cellar and a garage parking space**. Residents can use the **shared garden and pram room**. The entire building is secured.

In the immediate vicinity, there are plenty of cafes, restaurants, and shops, a post office, and a pharmacy. The multifunctional **Vnitroblok, DOX Contemporary Art Center**, and the **La Fabrika Theater** are a short walk away. The area has excellent transport connections, it only takes a few minutes to get to the city center and Nádraží Holešovice, Palmovka, or Vltavská metro stations by tram. A **footbridge for pedestrians and cyclists** is being built nearby, which will connect Holešovice with Karlín, and the **new concert hall of the Czech Philharmonic** will also be nearby.

The apartment is rented until June 2023.

Floor area 55.5 m<sup>2</sup>, terrace 11.1 m<sup>2</sup>, cellar 3.8 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time **video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.