



## Apartment One-bedroom (2+kk)

€ 540 327 | CZK 13 700 000

69.4 m<sup>2</sup>, Praha 7, Holešovice, V Přístavu





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Total area	82 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	C
Reference number	101507

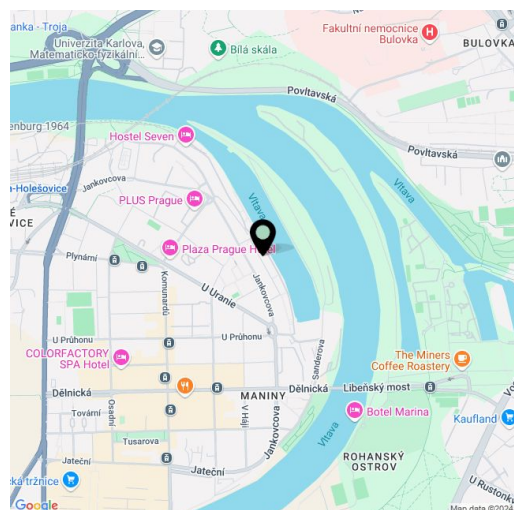
This bright, spacious apartment with a terrace overlooking the river and Holešovice harbor is located on the 4th floor of a modern building with underground parking, a reception, and generously designed common areas. The prestigious Prague Marina residential project in Holešovice provides plenty of greenery and complete services at your fingertips.

The apartment consists of a living room with a kitchen and a U-shaped dining area, a bedroom, a bathroom with a bathtub, shower, double sink, and toilet, a separate toilet, a utility room with a connection for a washing machine, and a hall. The northeast-facing terrace offers beautiful view of the river and is accessible from both the living room and the bedroom. The purchase price also includes a garage parking space and a cellar on the 2nd underground floor.

Facilities include wooden oak floors, a kitchen unit with integrated appliances, a built-in wardrobe in the hall, and a videophone. The terrace floor is made of tropical wood. Heating is provided by a central boiler located in the basement. The common areas of the building include an elevator, a reception with an entrance lobby, a bicycle room, and a pram room. The Prague Marina residence was built with an emphasis on the quality of the materials used, and plenty of greenery was planted around the buildings.

The location of the former port of Holešovice currently offers quiet living by the river with a wide range of services and amenities within easy reach. In the vicinity, there are restaurants, bistros, cafes, shops, schools, kindergartens, and for shopping you can go to the nearby Prague market, for culture to the DOX gallery, and for sports to the bike path or golf. Trams ensure a quick connection to the city center, and traveling by car is speeded up by the nearby entrance to the Blanka tunnel or the D8 highway.

Floor area 69.40 m<sup>2</sup>, terrace 12.30 m<sup>2</sup>, cellar 4.9 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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