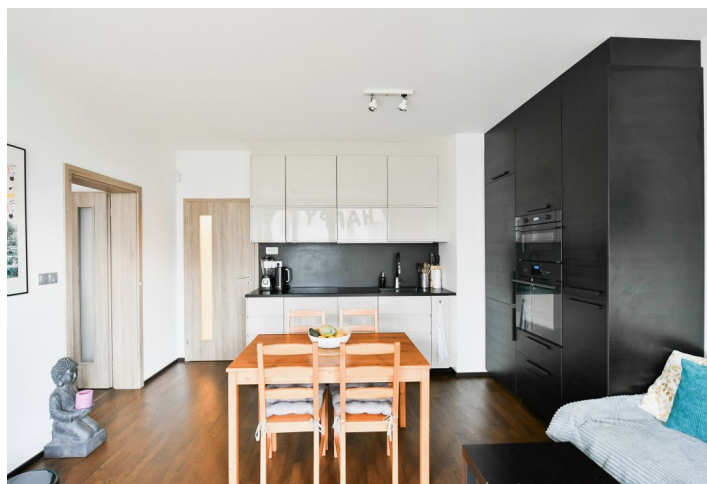




## Apartment One-bedroom (2+kk)

€ 407 840 | CZK 10 300 000

56 m<sup>2</sup>, Prague 7, Holešovice, V háji





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Total area	73 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Front garden	52 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	103052

This modern air-conditioned apartment with a terrace, a front garden, and a garage is part of the Residence nad Vltavou project, set in the popular district of Prague 7 - Holešovice, with excellent accessibility and everything you need at your fingertips.

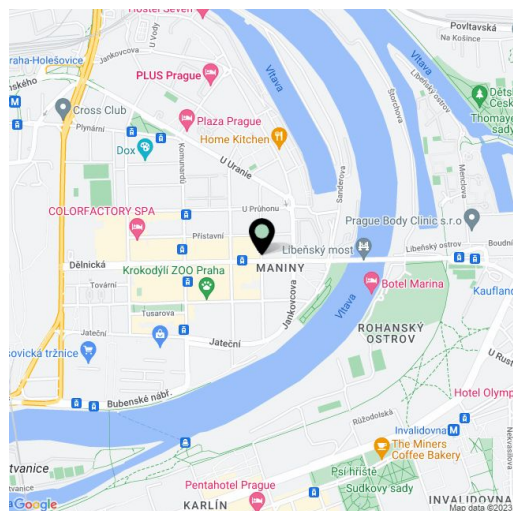
The layout consists of a living room with an open plan kitchen and a French window to the **garden terrace**, as well as 1 bedroom with a walk-in wardrobe, a bathroom, and an entrance hall.

The residence was completed in 2018. The standard includes **air-conditioning**, quality **wooden Euro windows**, **wooden floors**, a security entrance door, a videophone, or central heating. The kitchen and bathroom are fully equipped. The purchase price includes a **garage space and a cellar**, and residents can use the **pram room**.

An excellent location by the river in a **trendy district** full of cafes, bistros, and restaurants, but also places for cultural and sports activities. A **golf driving range** and the new **Štvanická footbridge** are nearby, convenient transport connections are provided by numerous tram lines, and the Vltavská, Palmovka, and Nádraží Holešovice metro stations are nearby.

Floor area 55.9 m<sup>2</sup>, terrace 17.1 m<sup>2</sup>, front garden 52.1 m<sup>2</sup>.

The apartment is rented at market rent until August 31st, 2024.



\* 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.