



## Apartment One-bedroom (2+kk)

Rented

62.64 m<sup>2</sup>, Prague 7, Holešovice, Jankovcova





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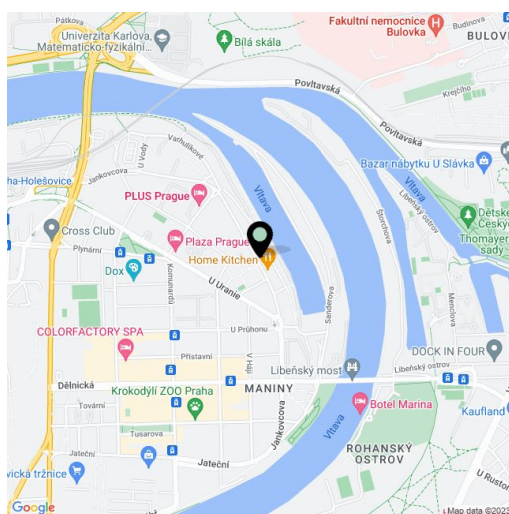
62.64 m<sup>2</sup>, Prague 7, Holešovice, Jankovcova

Total area	70 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity is billed separately.
PENB	B
Reference number	103623
Available from	01.06.2025

**Brand new apartment in a new development by the riverbank. This bright unfurnished apartment with an enclosed balcony is situated on the 2nd floor of the newly built PRAGUE MARINA NOVA residential project with a 24/7 reception and underground parking. Located right on the Vltava riverbank in Holešovice, Prague 7, within easy reach of full amenities, incl. stylish restaurants, bistros, and cafes, and with very good connections to the city center. The Nádraží Holešovice, Palmovka, and Vltavská metro stations are a few tram stops away, and the DOX Center for Contemporary Art and the La Fabrika theater are close-by.**

The interior features a living room with a fully fitted open plan kitchen, a bedroom with an en-suite bathroom (bathtub, toilet), a large storage/utility room, a guest toilet, and an entrance hall with a built-in wardrobe. The **enclosed balcony** is accessible from both main rooms.

**Heat recovery ventilation, hardwood floors**, tiles, automatic exterior blinds, custom-made curtains, central heating, underfloor heating, washer, dryer, custom-made kitchen, AEG kitchen appliances, dishwasher, induction cooktop, microwave oven, video entry phone, 5.27 m<sup>2</sup> **cellar**. A **garage parking** space is included.



\* 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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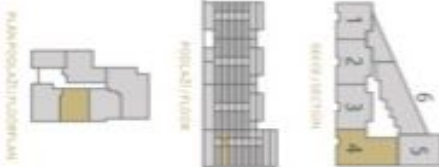
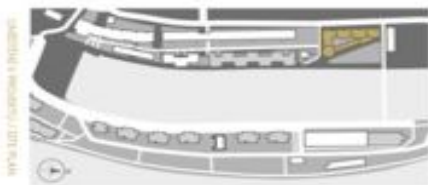
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ENERGETICKÁ KLASIFIKACE / ENERGY LABEL **8**

Název místnosti / Room Name	Plocha / Area (m <sup>2</sup> )
01 DVOJKO / CORRIDOR	4,27
02 OBÝVACÍ PROSTOR / ŽIVOTNÍ PROSTOR KUCHYNÍ	24,33
03 KUCHYŇKA / KUCHYŇKA	5,08
04 WC / TOILET	2,19
05 KLOUZADLO / KLADÍSKO	2,44
06 LOŽNICE / BEDROOM	15,81
<b>CELKOVÁ PLOCHA /</b>	<b>55,14</b>
<b>TOTAL AREA OF ROOMS</b>	<b>55,14</b>
<b>REGULAČNÍ PLOCHA CELKEM /</b>	<b>42,64</b>
<b>TOTAL GROSS FLOOR AREA</b>	<b>42,64</b>
07 BALKÓN / BALCONY	7,52
<b>PLŮCHA CELKEM /</b>	<b>62,66</b>
<b>TOTAL AREA OF FLAT</b>	<b>62,66</b>



PRAGUE MARINA NOVA

2+KK

62,64 m<sup>2</sup>

3. NP

North arrow icon

Water level / water level icon