



## Apartment Three-bedroom (4+kk)

€ 1 058 730 | CZK 26 500 000

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





## Apartment Three-bedroom (4+kk)

€ 1 058 730 | CZK 26 500 000

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

Total area	154 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	2 garage parking spaces, others can be purchased
Garage	Yes
Cellar	3 m <sup>2</sup>
Service price	11 000 CZK monthly
PENB	C
Reference number	103699

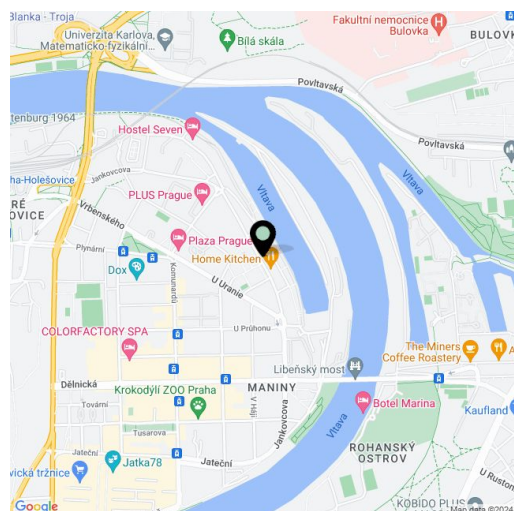
**This sunny, modern air-conditioned apartment with two balconies and two XL garage spaces is part of the Prague Marina residential project, which is located in the popular lively district of Prague 7, Holešovice. Finishing of the floors included in the price.**

The layout of the 5th floor apartment consists of a fifty-meter living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom (shower, toilet), another 2 bedrooms, a bathroom (with a bath, shower, and toilet), a separate toilet, a utility room, and a hall. The living room and one bedroom have access to the **terrace** facing the **Holešovice port** and the south-facing bedroom has views of the **Žižkov television tower**, which is impressively illuminated.

The apartment building was built in 2009. The apartment has new bathrooms, toilets, and tiles, and the floor will be new **wooden** according to the buyer's choice. Balconies and large-format windows can be shaded by sliding screens, and **exterior blinds** are also available on the east side. The purchase price includes **2 large garage spaces**, and others are available for purchase. **Reception** services are available to residents.

Restaurants, cafes, bistros, schools from kindergartens to a Montessori high school, shops including supermarkets, medical services, cultural institutions (such as the DOX Contemporary Art Center, La Putyka or Játka 78 theaters) or golf courses are located in the immediate vicinity of the complex. You can connect to the bike path along the Vltava River within few minutes. Excellent transport connections to the city center are provided by numerous tram lines and the metro from the nearby Vltavská or Nádraží Holešovice stations, and a tunnel complex can be reached by car in just a few minutes.

Floor area 140.4 m<sup>2</sup>, balconies 8.4 m<sup>2</sup> and 5.6 m<sup>2</sup>, cellar 3.2 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



## Apartment Three-bedroom (4+kk)

€ 1 058 730 | CZK 26 500 000

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

