



## Apartment Studio (1+kk)

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

Rented





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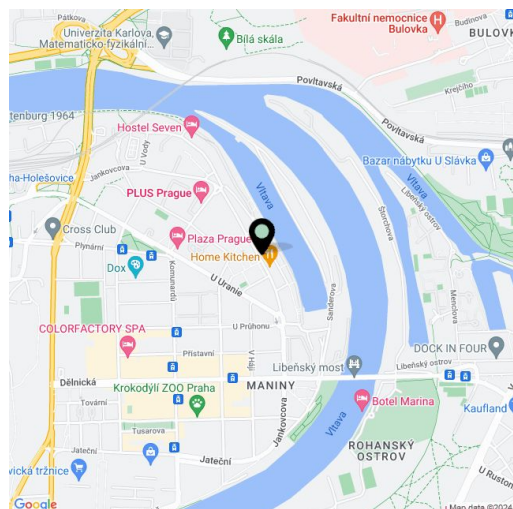
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Total area	39 m <sup>2</sup>
Floor area*	35 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500-5,000 . Electricity is billed separately.
PENB	B
Reference number	103704
Available from	Immediately

**Brand new apartment in a new development by the riverbank. This furnished studio apartment with an enclosed balcony is situated on the 3rd 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 and access to an **enclosed balcony**, a bedroom zone separated by a built-in storage wall, a shower bathroom with a toilet, and an entrance hall.

**Heat recovery ventilation, oak floors, tiles, security entry door, ample built-in wardrobes and storage, automatic exterior blinds, central heating, underfloor heating, washer/dryer, dishwasher, induction cooktop, video entry phone, cellar.**



\* 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.