



## Apartment Two-bedroom (3+1)

Rented

94 m<sup>2</sup>, Prague 7, Holešovice, V přístavu





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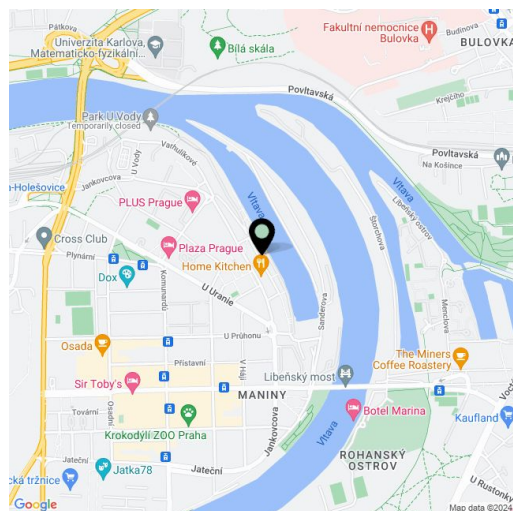
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Total area	99 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 10,000. Electricity is billed separately.
PENB	B
Reference number	104213
Available from	Immediately

Brand new apartment in a new development by the riverbank. This unfurnished apartment with 2 bathrooms and a terrace 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 apartment features a living room with a **terrace** and far-reaching views as well as views of the river, a fully fitted kitchen with a dining area and terrace access, a master bedroom with a **walk-in closet** and an en-suite bathroom (bathtub, toilet, underfloor heating), a second bedroom, a family bathroom (walk-in shower, toilet), a storage/utility room, and an entrance hall.

**Hardwood floors**, tiles, automatic exterior blinds, central underfloor heating, **recuperation unit**, Sykora kitchen, Siemens kitchen appliances, dishwasher, induction cooktop, large fridge, wine fridge, video entry phone, **cellar**. **Two garage parking spaces** are included.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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Název místnosti / Room Name	Plocha / Area (m <sup>2</sup> )
01 CHODBA / CORRIDOR	11,13
02 OBÝVAČÍ POKOJ / LIVING ROOM	23,28
03 KOUPELNA / BATHROOM	4,60
04 KOMORA / LUMBER ROOM	1,58
05 KUCHYŇE / KITCHEN	12,40
06 LOŽNICE / BEDROOM	14,45
07 KOUPELNA / BATHROOM	5,06
08 ŠATNA / DRESSING ROOM	3,04
09 LOŽNICE / BEDROOM	11,49
<b>MÍSTNOSTI CELKEM / TOTAL AREA OF ROOMS</b>	<b>87,03</b>
<b>PODLAHOVÁ PLOCHA CELKEM / TOTAL GROSS FLOOR AREA</b>	<b>93,88</b>
10 BALKON / BALCONY	5,52
<b>PLOCHA CELKEM / TOTAL AREA OF FLAT</b>	<b>92,55</b>

