



## Apartment Three-bedroom (4+kk)

€ 992 625 | CZK 24 900 000

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





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Total area	157 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Balcony	27 m <sup>2</sup>
Parking	2 garage parking spaces, others can be purchased
Garage	Yes
Cellar	3 m <sup>2</sup>
Service price	7 000 CZK monthly
PENB	C
Reference number	105673

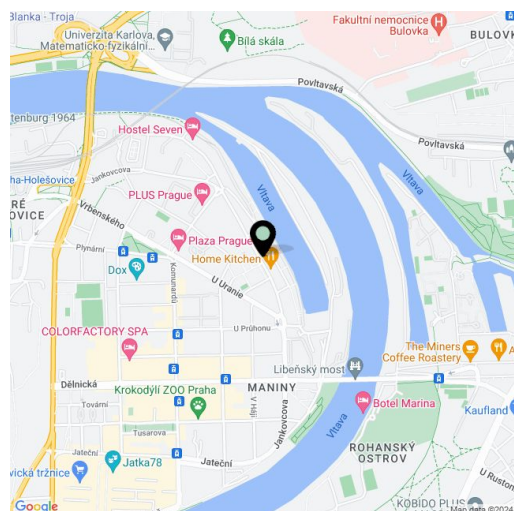
This renovated apartment with two balconies and views of the Holešovice harbor is situated on the 6th floor of an apartment building in a modern residential complex with a reception and a garage, where 2 spaces are reserved for the apartment. Advantages further include the location in an elegant part of Prague 7, Holešovice, and convenient access to all services and public transport stops. Finishing of the floors included in the price.

The layout offers a 40-meter living room with a preparation for a kitchen, 3 bedrooms, 2 bathrooms with toilets (one with a shower and bathtub, the other with a shower), a separate toilet, a closet, and a spacious hall. There is access to the **balcony** from the living room and one bedroom; the living room faces east towards the **Vltava River** and the bedroom faces west towards the city.

The residence was built in 2008-2009. The apartment has new tiles in the bathrooms and the **wooden floor** will be laid according to the buyer's choice. **Large windows** can be shaded by **exterior blinds** (in the living room) and also by **movable shading screens**. The apartment comes with **2 garage spaces**, and others can be purchased. **A reception** is available to residents.

Its convenient location makes it possible to have complete civic amenities nearby. Kindergartens and schools operate in the immediate vicinity, including a **Montessori high school**, cafes, bistros, and restaurants, and the **DOX Contemporary Art Center**, **La Fabrika** theater and **Jatka 78** are close-by. Excellent transport connections to the center are provided by trams. The **Nádraží Holešovice** and **Vltavská** metro stations are nearby, and after the reconstruction of the **Libeň Bridge**, the **Palmovka** metro will also be accessible.

Floor area 129.7 m<sup>2</sup>, balconies 15.3 m<sup>2</sup> and 11.9 m<sup>2</sup>, cellar 3.4 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.





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