



Apartment Two-bedroom (3+kk)

Sold

94 m², Praha 7, Holešovice, Varhulíkové





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Total area	94 m ²
Parking	1 parking space
Cellar	Yes
PENB	G
Reference number	26720

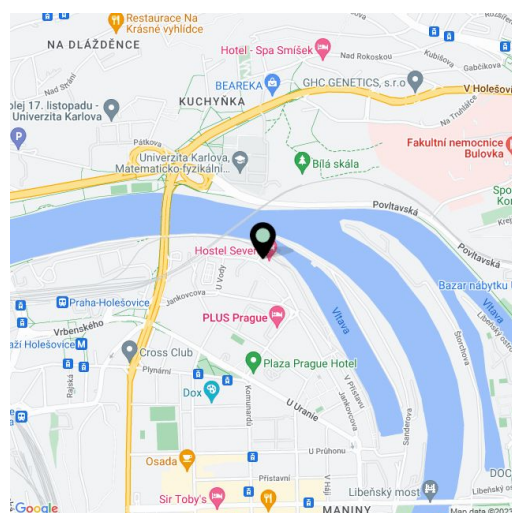
This apartment with a large winter garden overlooking the river is located in the modern River Lofts residential project that is complete with a closed grassy barrier-free area with a playground and more.

The biggest advantage of this apartment is its northeast-oriented **winter garden**, where there is an entrance from the living room as well as the bedroom. Part of the asymmetric bright **living room with a French window** is a U-shaped kitchen. In the entrance hall there is an adjacent small **walk-in closet** that passes through a bathroom with bathtub and toilet to the bedroom. Another **separate toilet** is accessible from the hall as well as a **second bedroom**, asymmetrical with a large window.

The floors in the living rooms are wooden. In the hall there is a built-in wardrobe and a hidden niche with a washing machine and dryer. Kitchen appliances are from the **Siemens** brand. Facilities include a telephone line, Internet, satellite TV connection and a **home video phone**. Ventilation in all rooms. Chip entrance to the building. The apartment has a **large parking space and a cellar** of 1.9 m².

The apartment building is located in a rapidly developing part of Holešovice, with fast connections to the center. There is a bus stop just in front of the building, and a tram stop 5 minutes on foot (1 stop to **Nádraží Holešovice** metro station). In close proximity there is a **kindergarten, basic school and a grammar school**. Restaurants, shops, post office, pharmacy - all within walking distance. Thanks to the proximity of the Barikadníku Bridge and Blanka tunnel complex, it is easy to exit the city.

Interior 82,56 m², winter garden 11,4 m².



* 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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