



## Apartment Three-bedroom (4+kk)

Rented

90 m<sup>2</sup>, Prague 7, Holešovice, Osadní





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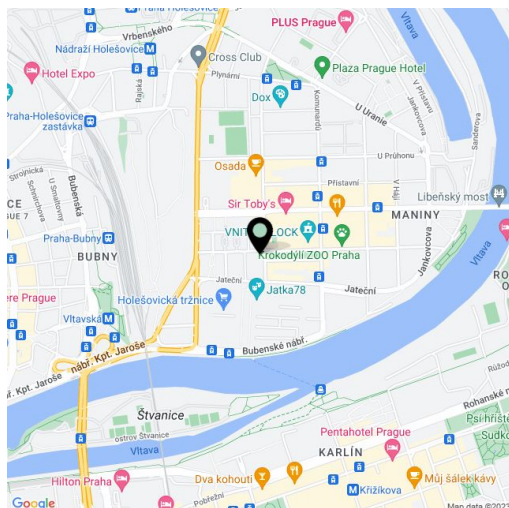
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Total area	102 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27393
Available from	Immediately

This is a semi furnished 3-bedroom duplex flat with a terrace facing a quiet courtyard, on the 4th top floor of a residential building with a lift. Located near a bus and tram stop, only a few stops from the Nádraží Holešovice, Palmovka, and Vltavská metro stations. The building stands on a quiet street in a vibrant neighborhood of Holešovice with full amenities within easy reach and quick access to the city center. With many trendy cafes, restaurants, bistros, and cultural venues nearby, incl. the La Fabrika Theater and the DOX Center for Contemporary Art.

The lower level consists of 2 separate bedrooms, a living room with a fitted open kitchen, a dining area and **terrace** access, a bathroom (bathtub, toilet), and an open entrance hall with built-in wardrobes. The upper floor offers an open attic gallery suitable for a guest bedroom or a study.

Laminated floating floors, large format tiles, gas boiler, built-in storage, air-conditioning in the living room, blinds, dishwasher, microwave oven, basic kitchenware, **cellar**. Service charges and water bills: approx. CZK 500/month/person. Electricity and gas are billed separately. Available from July 2021.



\* 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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