



Apartment One-bedroom (2+kk)

Sold

63 m², Praha 7, Holešovice, Na Maninách





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Total area	65 m ²
Floor area*	63 m ²
Loggia	2 m ²
Parking	One on-site underground garage parking space included.
Cellar	Yes
PENB	B
Reference number	29442

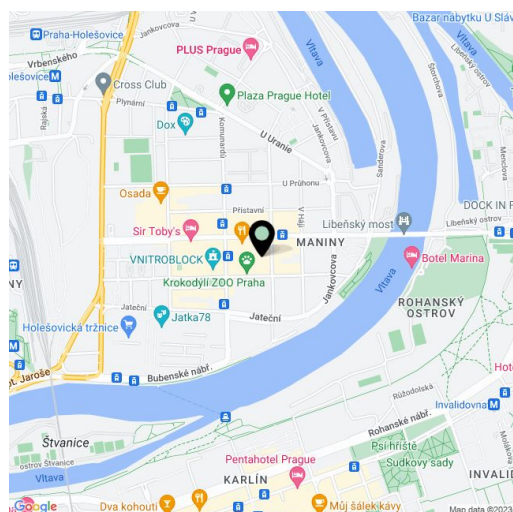
Completely furnished apartment with loggia, situated on the 4th floor of the modern multi-purpose Avenium AiResidence. Great connection to the center, all services nearby. Green areas with sports and relaxation opportunities are also nearby.

The layout of the apartment oriented to a quiet and well-maintained courtyard consists of a living room with kitchen and **southern loggia**, 1 bedroom, bathroom (with bath, sink, toilet) and separate toilet.

The interior includes floating laminate flooring and tiles, French Euro windows, cable TV and telephone, home video phone and security fire door. There is a **24-hour security guard** in the house. Complete with a **garage space** and utility room. Residents can enjoy a **relaxation zone with greenery** in the courtyard.

There is tram stop just a few steps from the house; 5 minutes to the **Vitavská, Palmovka** or **Nádraží Holešovice** metro stations. Full civic amenities nearby: for example, a restaurant, café and bistro, grocery and other shops, schools, pharmacies, banks and a post office. Within walking distance is the **Marina Golf Club** and other sports amenities such as the Troja Cycling and Inline Track that leads to Stromovka Park.

Total area 62,62 m² (including chambers), loggia 2,12 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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