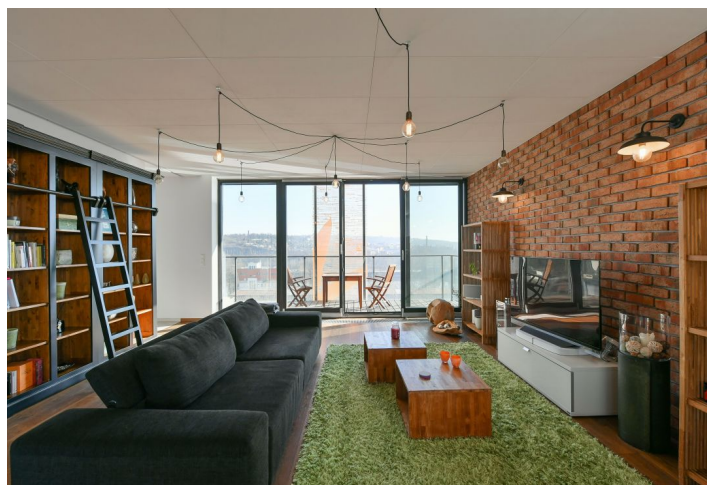
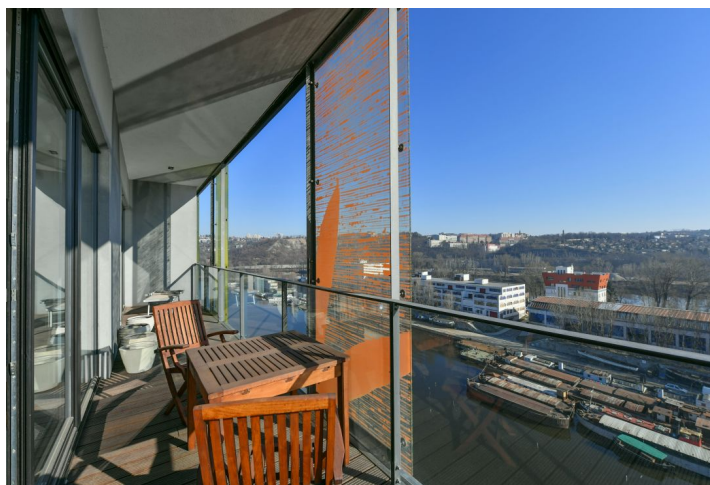
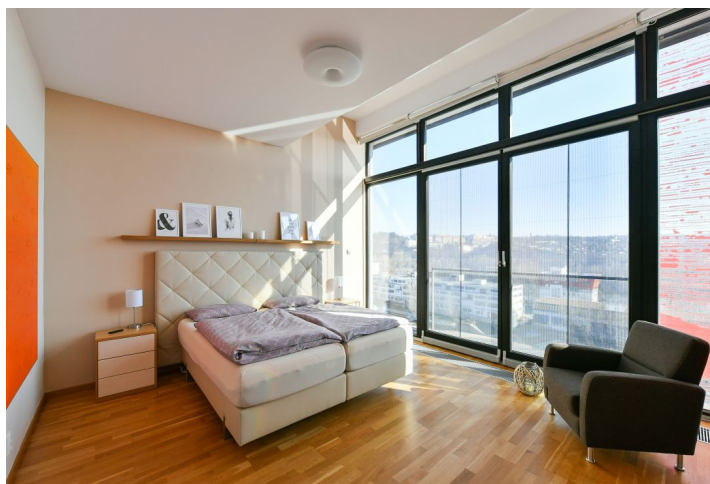




## Apartment Three-bedroom (4+kk)

Sold

192 m<sup>2</sup>, Prague 7, Holešovice, V Přístavu





## Apartment Three-bedroom (4+kk)

**Sold**192 m<sup>2</sup>, Prague 7, Holešovice, V Přístavu

|                  |  |
|------------------|--|
| Total area       | 229 m <sup>2</sup>                         |
| Floor area*      | 192 m <sup>2</sup>                         |
| Terrace          | 37 m <sup>2</sup>                          |
| Parking          | 2 secure underground garage parking spaces |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | 7 810 CZK monthly                          |
| PENB             | C  |
| Reference number | 29639                                      |

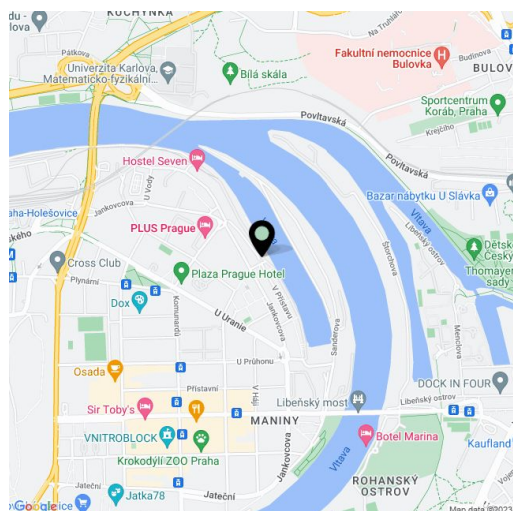
**Spacious designer penthouse with 2 terraces, a sauna and breathtaking views of the river and city skyline, situated on the 9th floor of the unique Prague Marina Residence. The apartment provides perfect comfort, privacy and plenty of space in an area with all urban amenities and fast connections to the center.**

The layout offers an **open, almost-hundred-meter living room** with a kitchen, dining area, work area and access to the **terraces facing the northeast and southwest**, a master bedroom with en-suite walk-in wardrobe and premium bathroom, 2nd bedroom, a study, a shared bathroom, 2 utility rooms and an entrance hall.

The interior features **floor-to-ceiling wooden floors and windows**, a sauna with a shower on the terrace, a **massage bathtub** with unobstructed views of the river and surrounding greenery, acoustic ceilings, wardrobes, walk-in closets, and an equipped kitchen. The purchase price includes **2 garage parking spaces** and a **cellar** unit right next to the parking spaces.

The residential complex has **24-hour reception and security** and is located in the former port of Prague. All services can be found in close proximity. The **dynamically developing district of Holešovice** is full of cozy restaurants and bistros, bakeries and shops. There are schools of all levels, banks and offices. Golf lovers will appreciate the proximity of Golf Marina. The connection to the center is provided by trams and metro lines C (Nádraží Holešovice and Vltavská) and line B (Palmovka).

Interior 192 m<sup>2</sup>, terrace overlooking the Vltava 18.8 m<sup>2</sup>, terrace with a view of the city 18.5 m<sup>2</sup>, cellar 7.7 m<sup>2</sup>.



\* 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.