



## Apartment Three-bedroom (4+kk)

Sold

156 m<sup>2</sup>, Prague 7, Holešovice, Na Maninách







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Total area	338 m <sup>2</sup>
Floor area*	156 m <sup>2</sup>
Terrace	182 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	9 000 CZK monthly
PENB	G
Reference number	29718

This unique loft apartment with preserved industrial features, a roof terrace, and another 2 terraces is located on the ground floor of a building with an elevator in the modern residential complex of Holešovický pivovar with 24/7 security and underground parking.

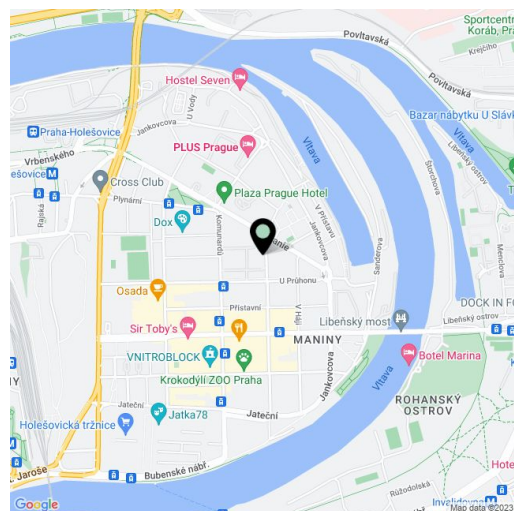
On the lower level of the apartment, there is a spacious living room with a double height ceiling (5m), a fully equipped kitchen, a dining room, a full-glass window, and access to an east-facing loggia. The ground floor also features a master bedroom with a walk-in wardrobe, an en-suite bathroom with a bathtub and a glazed wall leading to the open entry space of the entrance atrium, which is used as a front west terrace with stairs to the roof terrace, a utility room, and a lobby. Upstairs, there is a spacious open gallery, 2 bedrooms, a bathroom with a shower, and a walk-in wardrobe. Above the apartment, there is a large grassy rooftop terrace.

The interior includes wooden floors, large aluminum windows, concrete walls and exposed brickwork, moveable outdoor blinds, interior blinds, heating with a heat pump in combination with a remote exchanger, videophone, etc. There is a camera system in the building. The price includes 2 garage parking spaces and a cellar.

A popular location near the Vltava riverbank, with full facilities in the area and quick access to the city center (1 minute to a tram stop, 5 minutes to the Vltavská and Nádraží Holešovice metro stations). Within walking distance, there are many quality shops, restaurants, cafes, services, the La Fabrika Theater, and the DOX Gallery.

**The apartment is rented until the end of September 2019.**

Interior 156 m<sup>2</sup> (according to the owner's declaration 136.7 m<sup>2</sup>), loggia 16.4 m<sup>2</sup>, atrium 31.8 m<sup>2</sup>, roof terrace 133.3 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.