



## Apartment Two-bedroom (3+kk)

Rented

86 m<sup>2</sup>, Prague 7, Holešovice, V Háji





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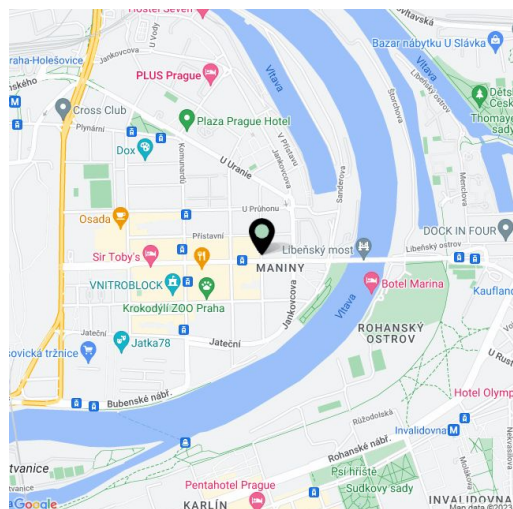
Total area	91 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	One on-site garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29954
Available from	Immediately

Benefiting from a balcony offering views of the Vltava river, this is a brand new 2-bedroom flat on the second floor of the new residential project Residence nad Vltavou with a gated courtyard incl. a children's playground. Situated in a dynamically developing part of Prague 7 - Holešovice, a quiet location with full amenities within easy reach and tram connections to Vltavská and Nádraží Holešovice metro stations. Excellent access to the city center, Holešovice Squash Center, driving range Rohanský ostrov, DOX Centre for Contemporary Art, the Prague Market and lots of theaters and music clubs incl. SaSaZu, La Fabrika, Rock Opera and Jatka 78.

The interior features two separate bedrooms - one with a fitted walk-in closet, a living room incl. a fully fitted, quality open kitchen and dining area featuring an Italian design engineered stone countertop plus access to the balcony facing the river and surrounding greenery, bathroom (bath with a shower screen), a separate toilet, and entrance hall.

Large windows, vinyl floors, tiles, security entry door, blinds, dishwasher, cellar. One garage parking space included. Service charges, water and heating approx. CZK 3700 per month. Electricity is billed separately.

**Furnished!**



\* 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.

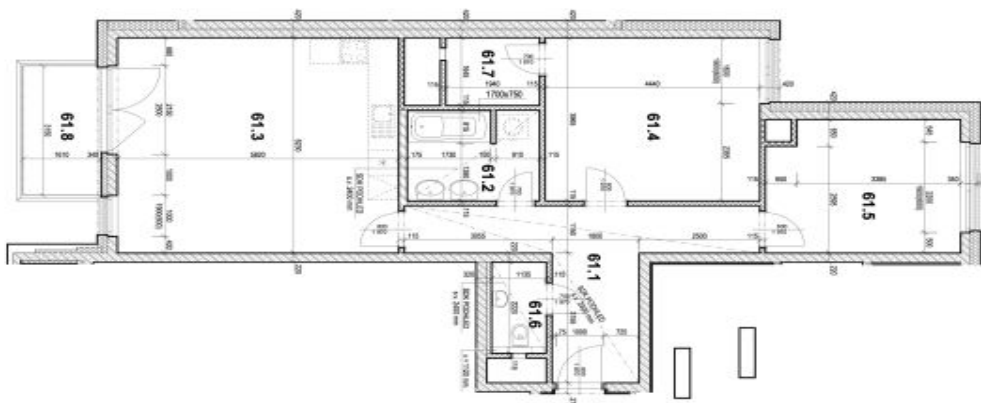


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PŘÍLOHA 2

M 1:100  
0 5 10 20

## TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA celá (m <sup>2</sup> )
61.1	PŘEDSÍŇ	14,2
61.2	KOUPELNA	5,8
61.3	OBÝVAČÍ POKOJ + KK	30,4
61.4	POKOJ	17,4
61.5	POKOJ	12,5
61.6	WC	2,3
61.7	KOMORA	3,1
61.8	BALKÓN	5,4
UŽITÁ PLOCHA		85,7
BALKÓN		5,3

Celková podlahová plocha 91,0 m<sup>2</sup>, vypočtená dle platných předpisů příslušného územního úřadu, č. 280/2013 Sb., dle 92,4 m<sup>2</sup>.

## LEGENDA MATERIÁLŮ:

	ZELEZOBETONOVÉ KONSTRUKCE, TL. DLE VÝKRESU
	BETONOVÉ ŽLITČI TVAROVKY, TL. DLE VÝKRESU
	KERAMICKÉ ŽIVO AKUSTICKÉ TL. 250 mm
	KERAMICKÉ ŽIVO, TL. 175, 240 mm
	KERAMICKÉ PRÍČKY AKUSTICKÉ, TL. 115 mm
	KERAMICKÉ PRÍČKY, TL. 115 mm
	PLYNOSÍL KÁTOVÉ PRÍČKOVY, TL. 100, 150 mm
	PLYNOSÍL KÁTOVÉ PRÍČKOVY, TL. 100, 150 mm, VÝŠKA DLE VÝKRESU
	TEPELNÁ IZOLACE, TL. DLE VÝKRESU
	SDK + TEPELNÁ IZOLACE, TL. DLE VÝKRESU
	VĚTNOCEMENTOVÝ OBRÁDLO, TL. 8 mm