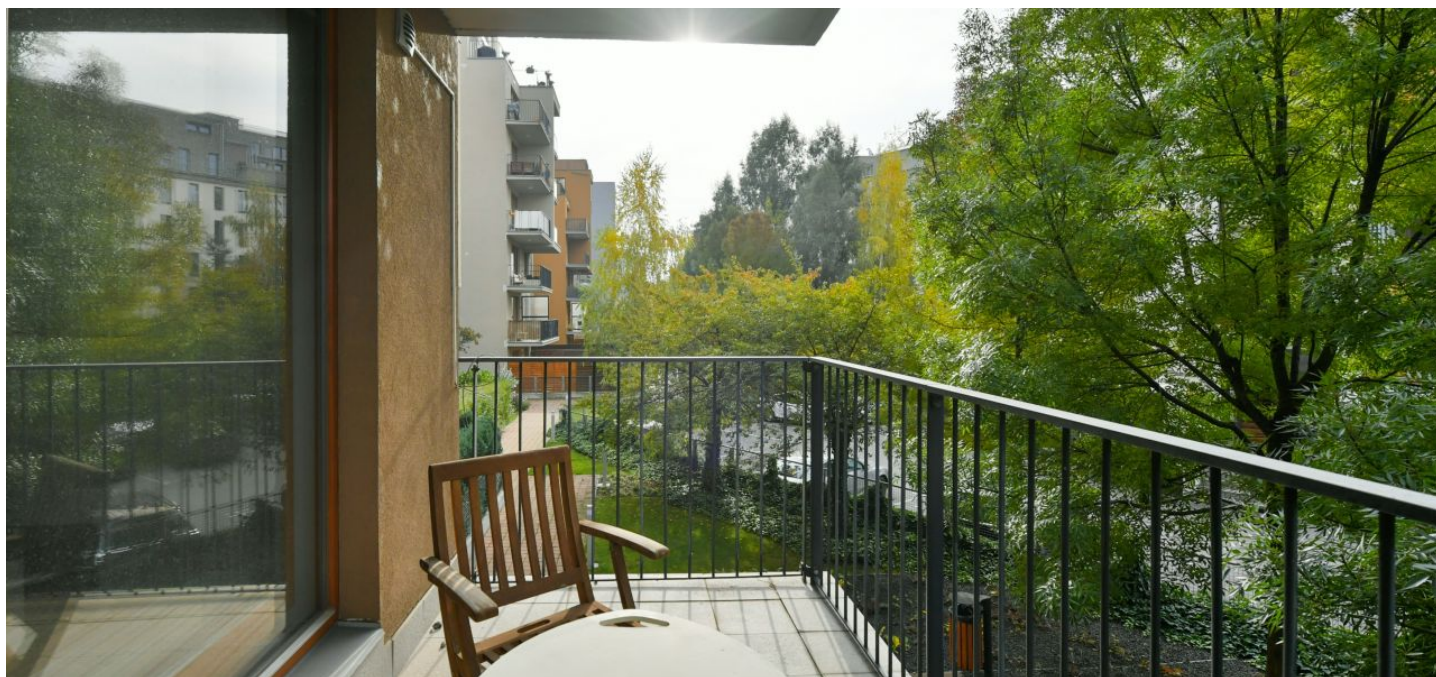




## Apartment One-bedroom (2+kk)

Rented

67 m<sup>2</sup>, Prague 7, Holešovice, Varhulíkové





## Apartment One-bedroom (2+kk)

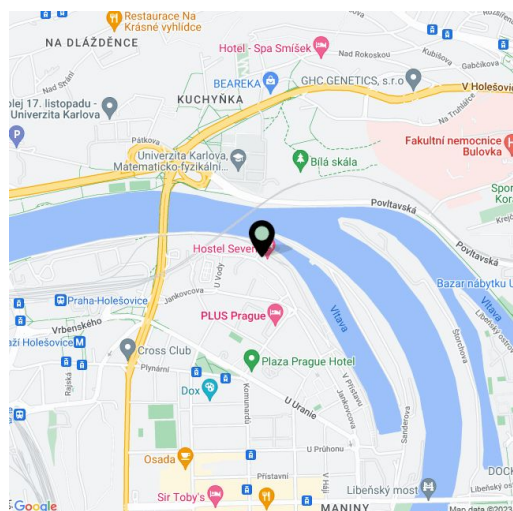
**Rented**67 m<sup>2</sup>, Prague 7, Holešovice, Varhulíkové

Total area	82 m <sup>2</sup>
Floor area*	67 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Garage parking possible to arrange.
Garage	Yes
Cellar	-
PENB	C
Reference number	31411
Available from	Immediately

Boasting 2 terraces, this is a partly furnished 1-bedroom flat on the first floor of the gated River Lofts residential project with camera system, underground parking and a children's playground, just steps from the Vltava riverbank. Located in Holešovice, Prague 7, in close vicinity of the Lighthouse Tower administrative center and a tram stop, with quick access to Nádraží Holešovice, Palmovka and Vltavská metro stations, and the city center. Full amenities are within easy reach incl. schools, shops, medical facilities, quality restaurants, bistros and cafes, as well as the La Fabrika Theater and DOX Centre for Contemporary Art.

The flat features a living room with a fully fitted open plan kitchen and a **terrace** facing the Vltava river, one bedroom with a **terrace** facing the green courtyard, a bathroom incl. a bathtub and a toilet, an additional separate toilet, a utility room, and an entrance hall.

Wooden floating floors, tiles, security entry door, central heating, blinds, washing machine, dishwasher, induction cooktop, video entry phone, lift. On-site garage parking can be arranged. Common building charges, water and heating CZK 3,900 per month. Electricity is billed separately.



\* 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.



# Apartment One-bedroom (2+kk)

Rented

67 m<sup>2</sup>, Prague 7, Holešovice, Varhulíkové



číslo/obj. číslo měřičů/číslo et. stup.      příloha/číslo

020.1	hala / hall	9,33
2	schodiště / staircase	5,4
3	obývací pokoj s kuchyní / lounge	27,5
4	kn. / library	1,6
5	ložnice / bedroom	12,2
6	ložnice / bedroom	13,5
7	ložnice / bedroom	17,3
<b>PLOCHA ÚSTŘEDNÍ ČÁSTI</b>		<b>66,81</b>
8	balc. / balcony	8,4
9	balc. / balcony	6,8
<b>PLOCHA STUŽENÍ</b>		
<b>TOTAL AREA OF FLAT</b>		<b>75,01</b>

