



Apartment Two-bedroom (3+kk)

Rented

93 m², Prague 7, Holešovice, V Přístavu





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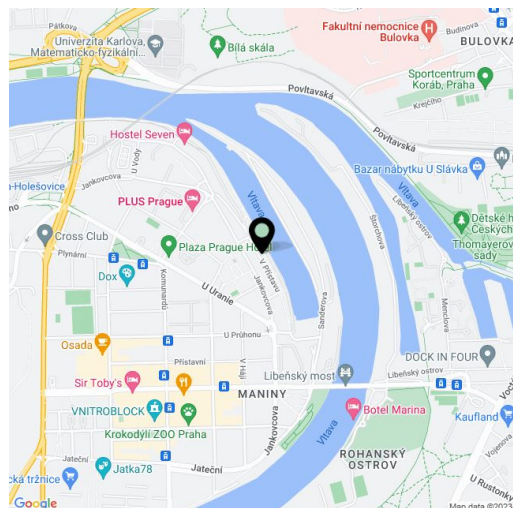
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Total area	111 m ²
Floor area*	93 m ²
Loggia	18 m ²
Parking	Garage parking and parking in front of the building.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	33123
Available from	Immediately

Enjoying unobstructed views of the river and the surrounding greenery, this modern, furnished 2-bedroom apartment with a Jacuzzi and two 9 sq. m. enclosed balconies is situated on the third floor of the PRAGUE MARINA residential project with a reception, security cameras, and underground parking. Located right on the Vltava riverbank in Holešovice, Prague 7, within easy reach of full amenities, incl. stylish restaurants, bistros, and cafes, and with very good connections to the city center. The Nádraží Holešovice, Palmovka, and Vltavská metro stations are a few tram stops away, and the DOX Center for Contemporary Art and the La Fabrika theater are close-by.

Boasting high quality equipment, the apartment offers a living room with a fully integrated kitchen and an **enclosed balcony** overlooking the river, a master bedroom with access to the second **enclosed balcony** incl. the **Jacuzzi**, and an office/2nd bedroom with built-in wardrobes. There is a bathroom (bathtub, walk-in shower, toilet), an additional separate toilet, and an entrance hall.

Smart home system, master switch, **hardwood floors**, tiles, cement screed walls, security entry door, built-in wardrobes and storage, central heating, underfloor heating in the bathroom, audio system, washing machine, dryer, custom-made kitchen incl. **Miele** appliances, convection oven, dishwasher, induction cooktop, coffee maker, wine fridge, TV, video entry phone, **cellar**, wheelchair accessible. A **garage parking** space is included in the rent. Possibility to park in front of the building. Service charges, water, and heating: CZK 6,400/month. Electricity in the approximate amount of CZK 2,600/month is billed separately. Internet (UPC) is paid extra. Available from 3rd December, 2022.



* 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.

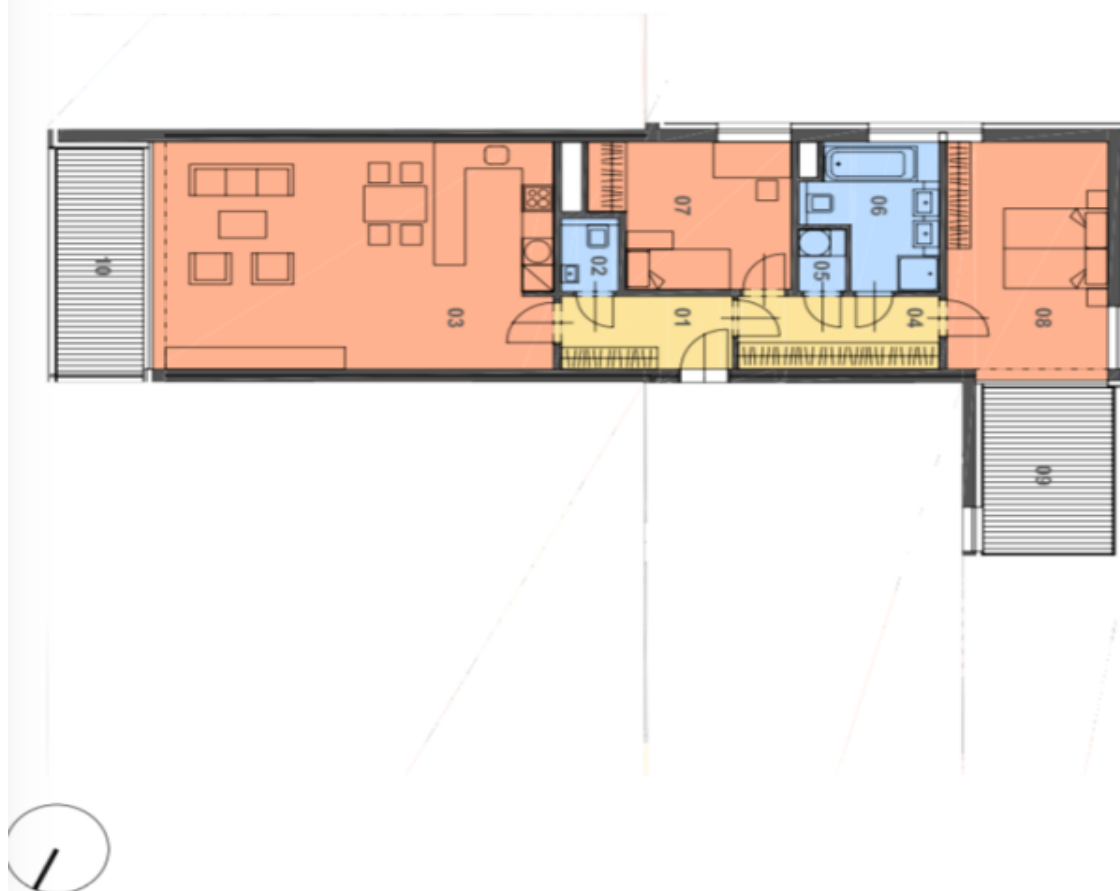


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Prague Marina



POLOHA DOMU A

PŮDORYS PODLAŽÍ

POHLED NA DŮM OD RĚKY

LEGENDA MÍSTNOSTÍ	M ²
01 hala	5,7
02 WC	1,6
03 obývací pokoj, kuchyně	39,5
04 chodba	6,6
05 komora	1,3
06 koupelna	7,2
07 ložnice	11,7
08 ložnice	16,5
09 terasa	9,3
10 terasa	8,5

CISTÁ PLOCHA	HRUBÁ PLOCHA	ANO
SKLEP	90,1	1 X
GARÁŽOVÉ STĀNI	03,1	