



## Apartment One-bedroom (2+kk)

Rented

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





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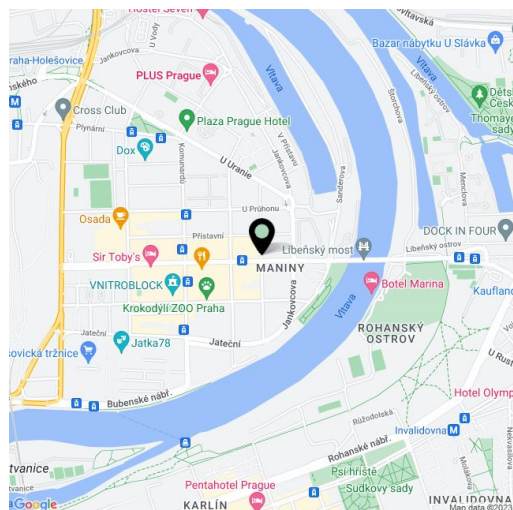
**Rented**49 m<sup>2</sup>, Prague 7, Holešovice, V Háji

Total area	139 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Terrace	90 m <sup>2</sup>
Garden	60 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33488
Available from	Immediately

Boasting a a 90 m<sup>2</sup> terrace and a 60 m<sup>2</sup> garden, this is a fully furnished 1-bedroom apartment on the upper ground floor of the recently built residential project Rezidence nad Vltavou with a gated courtyard incl. a children's playground. Situated in a quiet street in Holešovice, Prague 7, in a location with full amenities within easy reach and excellent access to the city center - tram connections to Palmovka, Vltavská and Nádraží Holešovice metro stations. Conveniently located for the Holešovice Squash Center, the Rohanský ostrov driving range, the 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 includes a living room with a dining area and a fully fitted open plan kitchen, one bedroom, a bathroom (walk-in shower, sink, toilet), and an entrance hall. The **terrace** is accessible from both main rooms and the **private garden** is accessed from the terrace.

Laminated floors, large format tiles, security entry door, French windows, central heating, underfloor heating in the bathroom, washing machine, dishwasher, microwave oven, TV, video entry phone, alarm, garden furniture, 7 m<sup>2</sup> **cellar**, pram storage in the building. One **garage parking** space is included. Deposit for service charges, water, heating, internet and cable TV: approx. CZK 3500 per month. Deposit for electricity: CZK 800 per month.



\* 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.