



Apartment One-bedroom (2+kk)

€ 1 604 | CZK 40 000

137 m², Prague 7, Holešovice, U Garží





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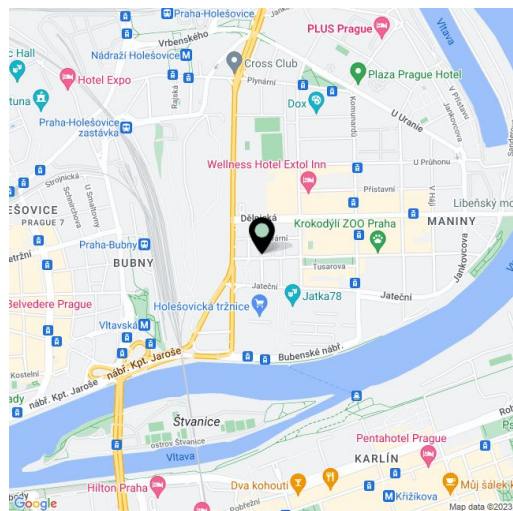
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Total area	165 m²
Floor area*	137 m²
Terrace	28 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	35267
Available from	Immediately

Benefiting from 2 terraces, this fully furnished 1-bedroom 2-bathroom split-level attic apartment is on the sixth top floor of a traditional residential building with a lift. Situated on a quiet street opposite the ArtGen Office Gallery, a modern office building complex, in close vicinity of the Vnitroblok multi-purpose center, near a bus and tram stop, only a few stops from the Nádraží Holešovice, Palmovka, and Vltavská metro stations. Located in a vibrant neighborhood of Holešovice with full amenities within easy reach and quick access to the city center, with many trendy cafes, restaurants, bistros, and cultural venues nearby, incl. the La Fabrika Theater, the Játka 78 theater venue, the DOX Center for Contemporary Art, and the Prague Market.

The impressive interior features a spacious living room with a **fireplace**, a dining area, a fully fitted open plan kitchen and **terrace** access, a bedroom with a fitted walk-through **clothes closet** and **terrace** access, plus a shower room with a toilet and an open entrance hall. Both terraces are facing the courtyard of the building. There is an open staircase leading down to the TV room, a study area, and a second bathroom including a **whirlpool bath** and a toilet, plus a utility room.

Quality equipment and finishes, **Merbau wood floors**, tiles, security entry door, French windows, external blinds, gas boiler, washer, dishwasher, microwave oven, garden furniture, TV, alarm, **cellar**. Deposit for service charges and water: CZK 2300/month. Gas and electricity are 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.