



Apartment Two-bedroom (3+kk)

Sold

91 m², Praha 7, Holešovice, Jankovcova





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Total area	100 m ²
Floor area*	91 m ²
Terrace	9 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	36231

This modern, bright apartment with a terrace that receives morning sun and offers views of the river is located on the 3rd floor of the popular Prague Marina residential complex with an elevator, a reception, security, CCTV, and underground parking, set in a quiet location by a blind arm of the Vltava River in Prague 7 - Holešovice, a district with perfect connections to the city center and an authentic atmosphere due to the number of nice bistros and cafes with outdoor seating areas.

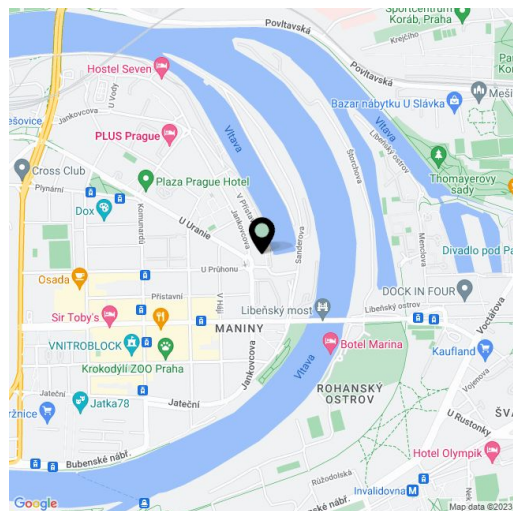
The apartment consists of a living room with a dining area, a preparation for a kitchen, and an **east-facing terrace**, 2 bedrooms, a main bathroom (with a shower, bathtub, 2 sinks, toilet), a separate toilet, a closet with a washing machine, and a hallway.

Facilities include **new wooden floors** with heating convectors, **tropical wood** surfaces on the terrace, large-format Euro windows with blinds, a security entrance door, and a videophone. Heating is provided by a central boiler room in the building. The purchase price includes **1 garage parking space** and a **cellar storage unit**. The apartment has been partially reconstructed, it is cleaned, painted, and move-in ready.

In the immediate vicinity, there is, for example, a Mediterranean restaurant, a Vietnamese bistro, a café, or a supermarket. A kindergarten and elementary school as well as a Montessori high school, the **DOX Center for Contemporary Art**, and the **La Fabrika** theater are also within easy reach. There is a **bike trail** and a **golf club** near the complex. A tram stop is a short walk away, and the ride to the Palmovka, Vltavská, or Nádraží Holešovice metro stations takes about 5 minutes. The center is very quickly accessible not only by public transport but also by car or bicycle. Holešovice is connected to the similarly green district of Karlín by a convenient ferry.

Interior 91 m², loggia 8.9 m², cellar 3.3 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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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