



## Apartment One-bedroom (2+kk)

Rented

69.5 m<sup>2</sup>, Praha 7, Holešovice, V Přístavu





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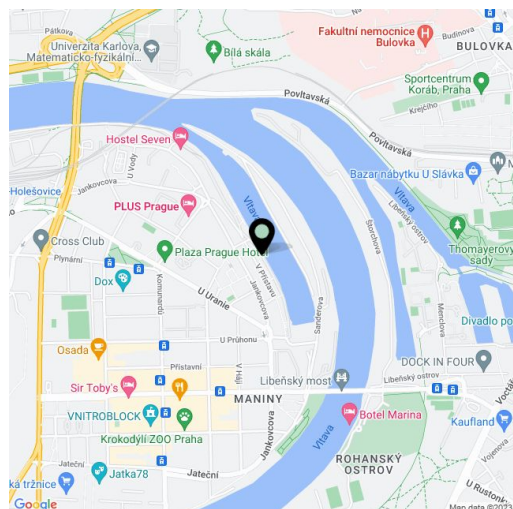
69.5 m², Praha 7, Holešovice, V Přístavu

Total area	82 m²
Floor area*	70 m²
Terrace	12 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	37788
Available from	Immediately

Enjoying unobstructed views of the river and the greenery all around, this modern semi furnished 2-bedroom apartment with a 12 m² terrace is 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 district, with full amenities within easy reach and 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. The neighborhood offers restaurants, bistros and cafes, a popular bike trail and a golf club.

The practical layout consists of two large rooms with access to a **northeast-facing terrace** with **beautiful river views** - a living room with a partially separated kitchen and a bedroom. There is a bathroom with a walk-in shower, a bathtub, and a toilet, an additional separate toilet, a utility room, and a hallway.

**Hardwood oak floors, tropical wood terrace surface, Baumatic and Bosch** kitchen appliances, dishwasher, microwave oven, built-in wardrobes, video entry phone, central heating (underfloor heating combined with heating convectors), **cellar**, lift. A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 5500. 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.