



## Apartment Studio (1+kk)

Rented

31.5 m<sup>2</sup>, Prague 7, Holešovice, Na Maninách





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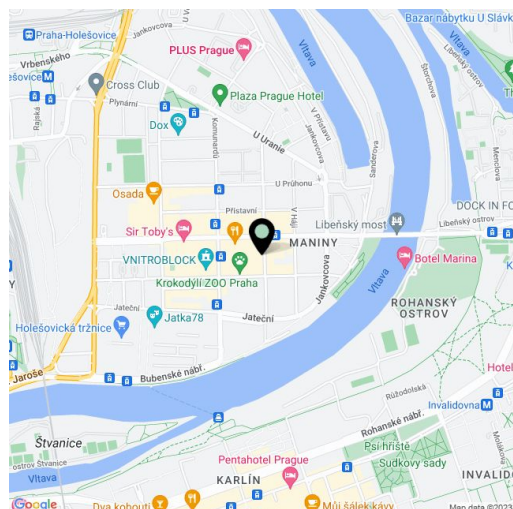
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Total area	36 m <sup>2</sup>
Floor area*	32 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating CZK 2,500. Electricity is billed separately.
PENB	G
Reference number	38811
Available from	Immediately

This studio apartment with a balcony is on the 4th floor of a modern residential building with an elevator and a landscaped courtyard with a relaxation zone, a playground, and a barbecue spot. Located just moments from the Vltava riverbank, in a highly sought-after part of Prague 7 - Holešovice, on a quiet street with full amenities within easy reach and tram connections to the Vltavská and Nádraží Holešovice metro stations. Excellent access to the city center, Holešovice Squash Center, driving range on Rohanský Island, DOX Centre for Contemporary Art, the Prague Market, and many theaters and music clubs incl. SaSaZu, La Fabrika, and Jatka 78.

The apartment includes a living room/bedroom with a fully fitted open plan kitchen and access to the **balcony** facing the quiet courtyard, a bathroom with a walk-in shower and a toilet, and an entrance hall.

**Hardwood floors, tiles, central heating, washer/dryer, dishwasher, basement storage unit.**



\* 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.