



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	164 m <sup>2</sup>
Floor area*	155 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	92 m <sup>2</sup>
Parking	two garage parking spaces
Garage	Yes
Cellar	-
Service price	11 638 CZK monthly
PENB	B
Reference number	39176

This very bright apartment with 4 balconies, an almost hundred-meter rooftop terrace bordered by greenery, and 2 garage parking spaces is located on the top floor of the Avenium AiResidence multifunctional building from 2009 with a large shared garden. The residence is set close to the city center in the popular trendy district of Holešovice with all services and great accessibility.

The apartment on the 7th floor was created by combining two residential units, and so it can be used as **one large apartment** or as **two separate units**. The current layout consists of a large living area with **two balconies** and a spiral staircase to the **rooftop terrace**, 3 bedrooms (two with a private balcony), 2 kitchens (one located in the hall), 2 bathrooms, a separate toilet, and an entrance hall. Access to the apartment is through a **lockable porch** accessible only to the residents of the units.

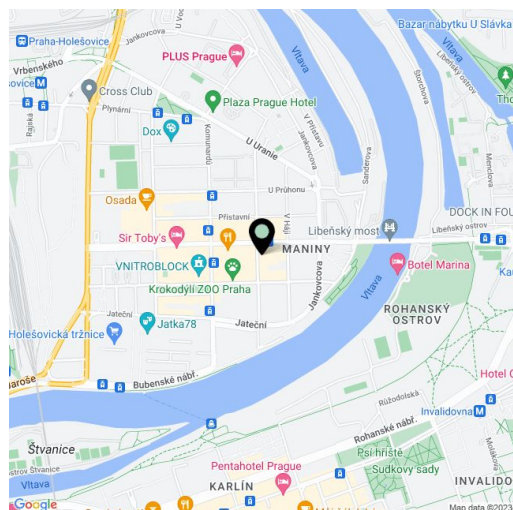
Facilities include **wooden parquet floors** and large-format tiles, **wooden Euro windows**, a home videophone, and a security fire entrance door. The interior is suitable for modernization. Heating is provided by a central boiler room in the building. On the rooftop terrace is a pergola with **ornamental grass** and **panoramic views of the city, including Prague Castle**. The purchase price includes 2 garage parking spaces. Residents can use the **landscaped garden in the courtyard**; their safety is ensured by **24-hour security**.

A tram stop is just a few steps from the building; the ride to the Vltavská, Palmovka, and Nádraží Holešovice metro stations takes 5 minutes via numerous lines. In the immediate vicinity, there are complete civic amenities: restaurants, cafes and bistros, grocery stores and other shops, several kindergartens and elementary schools, a **Montessori grammar school**, pharmacies, banks, a post office, and cultural activities are provided by the **DOX Gallery, La Fabrika Theater, Mecca Club**, or Vnitroblok creative center. Within walking distance is the **Marina Golf Club**; other sports options include the nearby bike and inline track along the Vltava River.

The floor plan is for your inspiration; the location of the kitchen unit does not correspond to the current situation and there is a demolished partition wall between the units. Registered in the owner's declaration as two units.

Interior 154.54 (86.38 m<sup>2</sup> + 68.16 m<sup>2</sup>), balconies 9.63 m<sup>2</sup> (1.90 m<sup>2</sup> + 2.94 m<sup>2</sup> + 2.89 m<sup>2</sup> + 1.90 m<sup>2</sup>), roof terrace 92.21 m<sup>2</sup>.

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



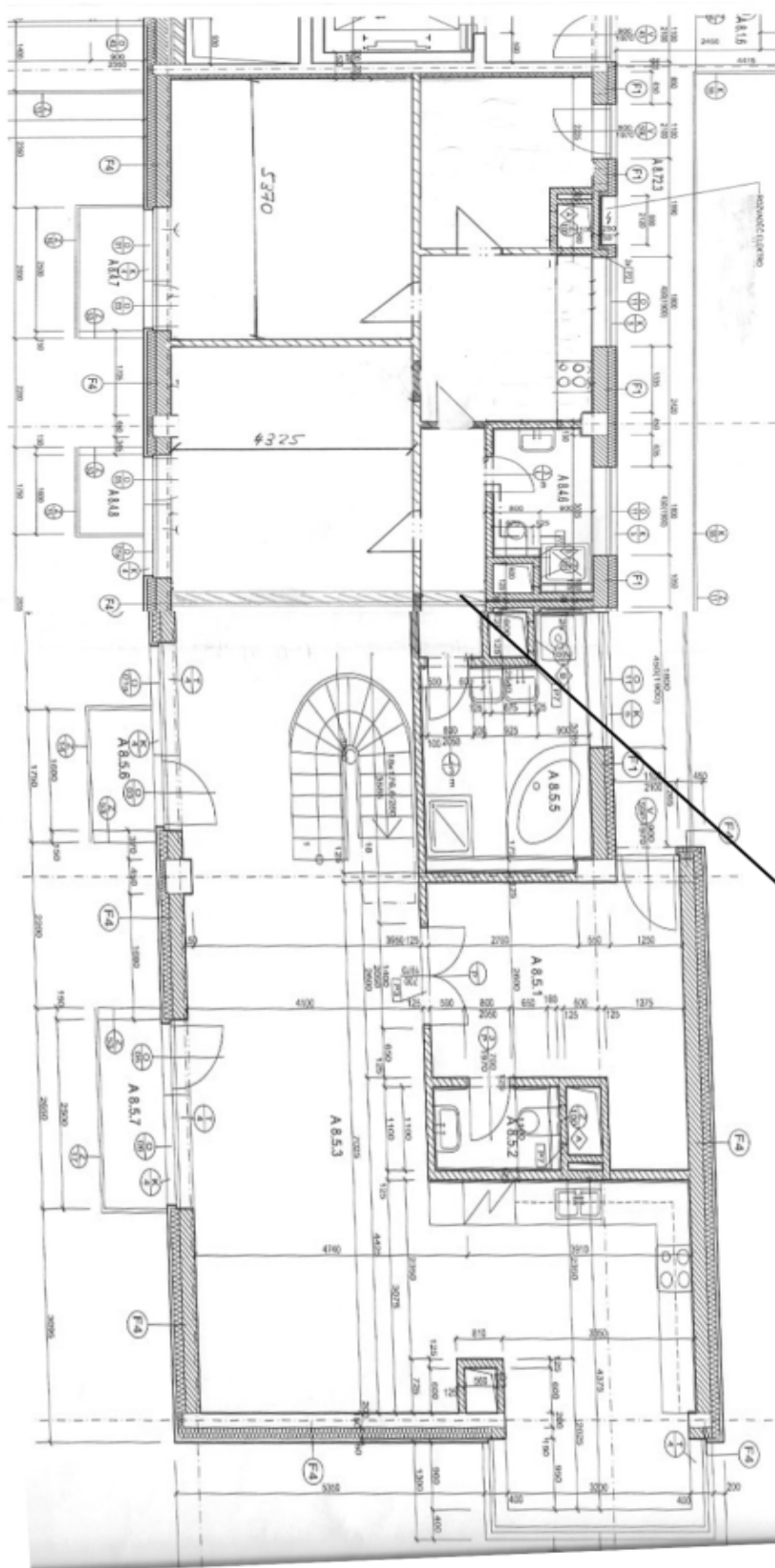
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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V tuto chvíli jsou byty přirozeně spojeny chodbou

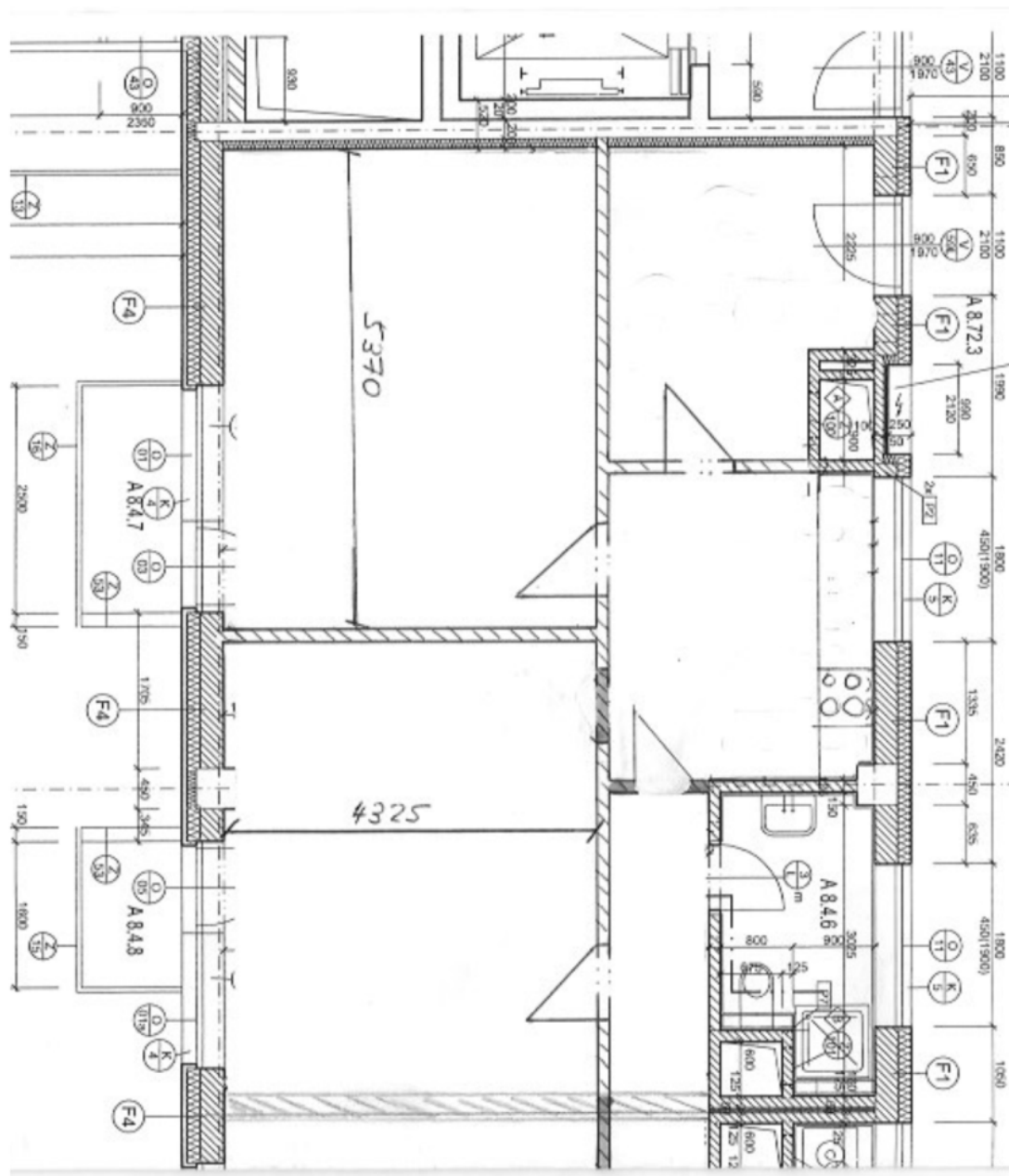
Spojení bytů 120 + 121



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