



## Apartment Two-bedroom (3+1)

Rented

84 m², Praha 7, Holešovice, Ortenovo náměstí





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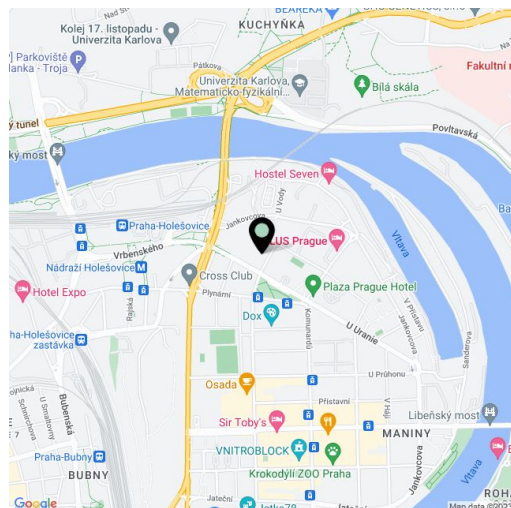
84 m², Praha 7, Holešovice, Ortenovo náměstí

Total area	94 m²
Floor area*	84 m²
Balcony	10 m²
Parking	Garage parking in the immediate vicinity.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	39181
Available from	Immediately

This is a renovated 1-2-bedroom apartment with 2 balconies on the fourth floor of a well kept Functionalist building with a new lift and a landscaped courtyard garden in a sought after neighborhood in Holešovice. Situated just steps from a tram stop, one stop from Nádraží Holešovice metro station and a few more from Vltavská metro station. Quiet location with very good amenities and quick access to the city center, with DOX - Center for Contemporary Art and La Fabrika Theatre near by, and within easy reach of the Vltava embankment, numerous sports facilities, and the Holešovice bus and train station.

The interior features a fully fitted kitchen plus a living room / bedroom with a shared **balcony** and views of a green park, a study / dining room / living room (without windows), and an adjacent bedroom with a **balcony** offering a beautiful view of the DOX Centre for Contemporary Art. There is a bathroom including a bathtub, a separate toilet, a storage room, and an entrance hall.

**Solid wood parquet floor**, laminated floating floors, tiles, built-in wardrobe in the hall, French windows, wooden Euro windows and interior doors, central heating, washer, dryer, dishwasher, UPC connection, **cellar**, a pram storage room and a drying room in the building. A **parking** space is available in a public underground garage in the immediate vicinity at CZK 1,300/month. Monthly deposit for service charges, water and heating: CZK 3,000. Electricity is billed separately (transfer to the tenant).



\* 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.