



## Apartment One-bedroom (2+kk)

Rented

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





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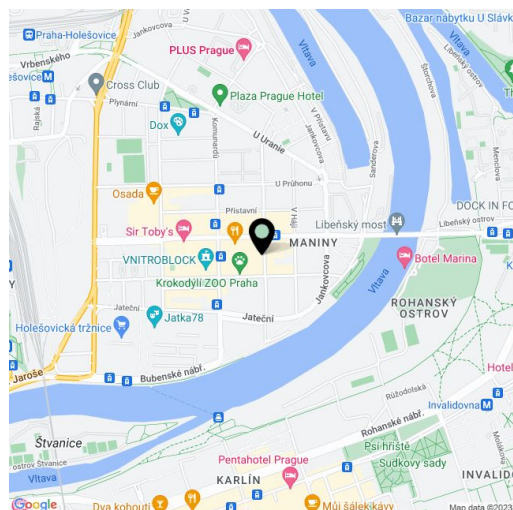
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Total area	183 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	92 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	40708
Available from	Immediately

Boasting 2 balconies and a roof terrace, this 1-bedroom apartment on the 8th floor of a gated residential project with a 24/7 reception, security, and a secure courtyard with a children's playground is situated in the central part of Holešovice, Prague 7, in an area with full amenities within easy reach and tram connections to the Vltavská, Nádraží Holešovice (line C), and Palmovka (line B) metro stations. Excellent access to the city center, near the Holešovice Squash Center, the Rohanský ostrov driving range, the DOX Centre for Contemporary Art, the Prague Market, and many theaters and music clubs incl. SaSaZu, La Fabrika, Rock Opera, and Játka 78.

The interior features an entrance hall with a fully fitted open plan kitchen and built-in wardrobes, a large living room with 2 balconies overlooking a quiet courtyard, a bedroom, a bathroom including a bathtub and a walk-in shower, a separate toilet, and stairs leading to the roof terrace.

Hardwood floors, tiles, blackout blinds, curtains and drapes, dishwasher, storage space on the terrace. A garage parking space is available at CZK 2,000/month. Monthly deposit for service charges, water, and heating CZK 5,500. 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.



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