



## Apartment One-bedroom (2+kk)

Rented

60.6 m<sup>2</sup>, Prague 7, Holešovice, Varhulíkové





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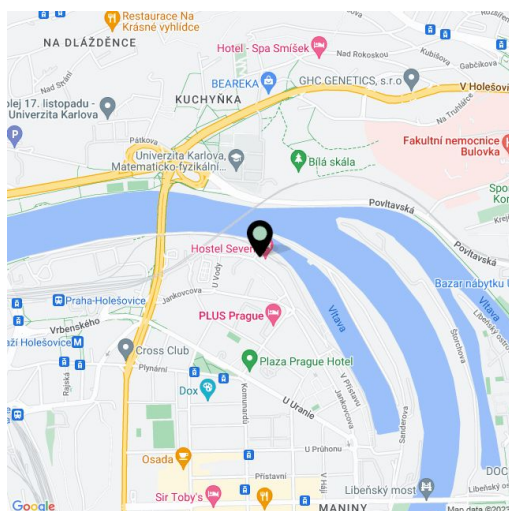
60.6 m<sup>2</sup>, Prague 7, Holešovice, Varhulíkové

Total area	70 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	C
Reference number	41624
Available from	Immediately

Boasting 2 balconies, this is a 1-bedroom apartment on the 6th floor of the gated River Lofts residential project with a camera system, underground parking and a children's playground, just steps from the Vltava riverbank. Located in Holešovice, Prague 7, in close vicinity of a tram stop, with quick access to Nádraží Holešovice, Palmovka and Vltavská metro stations, and the city center. Full amenities are within easy reach incl. quality restaurants, bistros and cafes, as well as the La Fabrika Theater and the DOX Centre for Contemporary Art.

The apartment includes a living room with a fully fitted open plan kitchen and a **balcony** with river views, a bedroom with a wardrobe and a **balcony**, a bathroom with a bathtub and a toilet, an additional guest toilet, and an entrance hall.

Laminated floating floors, tiles, washer / dryer, bike / pram storage room. A **garage parking space** is included. Monthly deposit for service charges and utilities in the approximate amount of CZK 5,000 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.