

## Apartment Studio (1+kk)

Rented

42.2 m<sup>2</sup>, Prague 7, Holešovice, Jankovcova



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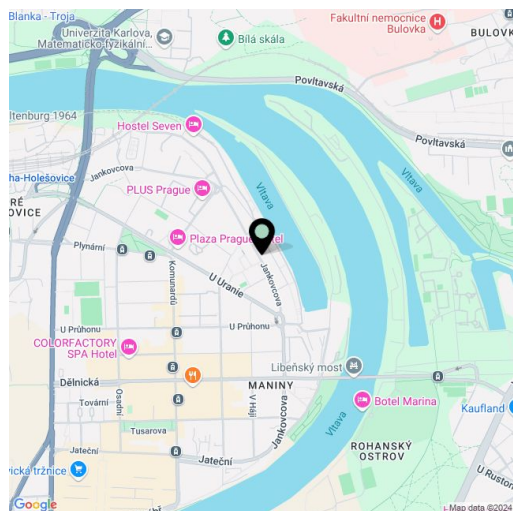
42.2 m<sup>2</sup>, Prague 7, Holešovice, Jankovcova

Total area	45 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Deposit for services CZK 4,220/month. Electricity - transferred to the tenant.
PENB	B
Reference number	107052
Available from	Immediately

**Modern apartment in a new development by the riverbank.** This unfurnished studio with an enclosed balcony and views of the river and the surrounding greenery is situated on the 2nd floor of the newly built PRAGUE MARINA NOVA residential project with a 24/7 reception and underground parking. Located right on the Vltava riverbank in Holešovice, Prague 7, within easy reach of full amenities, incl. stylish restaurants, bistros, and cafes, and with very good connections to the city center. The Nádraží Holešovice, Palmovka, and Vltavská metro stations are a few tram stops away, and the DOX Center for Contemporary Art and the La Fabrika theater are close-by.

The studio has a bedroom/living room with a fully equipped kitchenette, a bathroom with a shower, sink, and toilet, and an entrance hall.

**Hardwood floors**, tiles, heat recovery ventilation, smart home control, automatic exterior blinds, central heating, **underfloor heating**, security door, dishwasher, induction stove top, built-in microwave oven, video entry phone.



\* 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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1+KK | 42,19 m<sup>2</sup> | 3. NP

ESKÝ ÚSTAV PRO VEŘEJNÉ ZDRAVÍ  
PRAGUE MARINA NOVA  
PRAGUE MARINA NOVA

Název místnosti / Room Name	Plocha / Area (m <sup>2</sup> )
01 CHODBA / CORRIDOR	6,19
02 OBÝVACÍ KUCHYŇ KLIDNÁ KUCHYŇ / LIVING ROOM KITCHEN	29,25
03 KOUPELNA / BATHROOM	5,19
<b>NEHTNOSTI CELKEM / TOTAL AREA OF ROOMS</b>	<b>40,62</b>
<b>PODLAHOVÁ PLOCHA CELKEM / TOTAL GROSS FLOOR AREA</b>	<b>42,19</b>
04 BALCÓN / BALCONY	2,94
<b>PLOCHA CELKEM / TOTAL AREA OF FLAT</b>	<b>43,56</b>



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Uplatnění Průběh požární ochrany (základní požadavky) - požární bezpečnost, každá část objektu musí být vybudována s požární odolností odpovídající požadavkům. Tato informace je poskytnuta pouze pro informaci. Pro podrobnější informace se obraťte na poskytovatele. The scope of delivery is specified in the attached Fig. 3. zoned.

