

## Apartment One-bedroom (2+kk)

Rented

51 m<sup>2</sup>, Prague 7, Holešovice, V Háji



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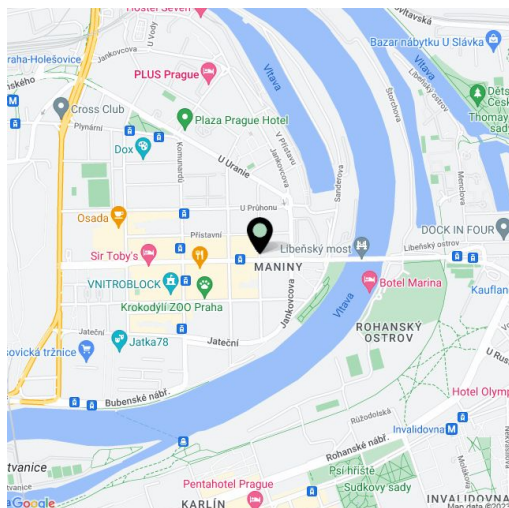
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Total area	56 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	One garage parking space included.
Cellar	Yes
PENB	B
Reference number	30425
Available from	Immediately

Benefiting from a balcony offering views of the Vltava river, this is a brand new 1-bedroom flat on the third floor of the new residential project Residence nad Vltavou with a gated courtyard incl. a children's playground. Situated in a dynamically developing part of Prague 7 - Holešovice, a quiet location with full amenities within easy reach and tram connections to Vltavská and Nádraží Holešovice metro stations. Excellent access to the city center, Holešovice Squash Center, driving range Rohanský ostrov, DOX Centre for Contemporary Art, the Prague Market and lots of theaters and music clubs incl. SaSaZu, La Fabrika, Rock Opera and Jatka 78.

The flat includes a living room with dining area, a fully fitted open kitchen and **balcony** offering views of the surrounding greenery and the river, one bedroom with built-in wardrobes, bathroom (bathtub with a shower screen, sink, toilet), and entrance hall with built-in wardrobes and storage.

**Oak parquet floors**, tiles, security entry door, French windows, blinds, central heating, dishwasher, induction cooktop, video entry phone, alarm, **cellar**, pram storage in the building. One **garage parking** space included. Deposit for service charges, water and heating CZK 2000 per month. Deposit for electricity CZK 1000 per month.



\* 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.