



## Apartment One-bedroom (2+kk)

Rented

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



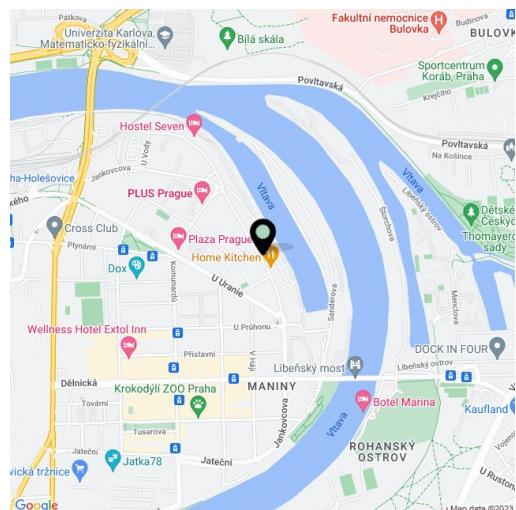


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Total area	53 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating: CZK 4,500. Electricity is billed separately (transfer to the tenant).
PENB	B
Reference number	102917
Available from	Immediately



\* 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.

This new unfurnished apartment with an enclosed balcony is on the 4th floor of a building that is part of the U Pergamenky residential project just moments from the Vltava riverbank, near a park with a playground and a fitpark. Located in Holešovice, Prague 7, near Ortenovo Square and tram stops with quick access to the Nádraží Holešovice, Palmovka, and Vltavská metro stations, and the city center. Full amenities are within easy reach incl. schools, shops, medical facilities, quality restaurants, bistros and cafes, as well as the La Fabrika Theater, the DOX Centre for Contemporary Art, and other cultural venues.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with large built-in wardrobes, a shower bathroom with a toilet, and an entrance hall with built-in wardrobes.

**Heat recovery ventilation**, vinyl floors, tiles, ample storage space, automatic exterior blinds, central heating, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, camera system. A **garage parking** space is included. The apartment can be semi furnished. Available from October 15th, 2023 (or earlier).