



## Apartment One-bedroom (2+kk)

Sold

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



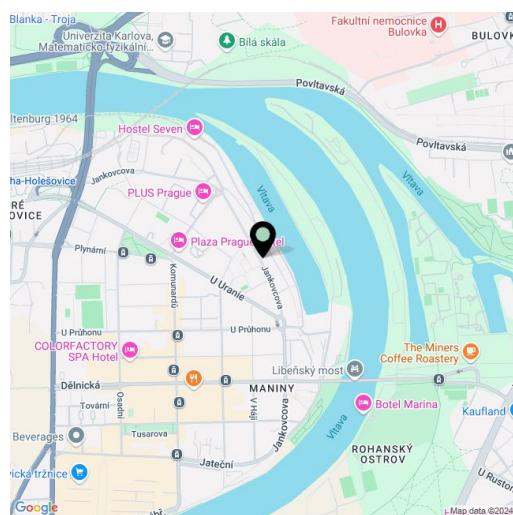


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Total area	53 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	106708



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This bright, fully renovated, furnished apartment with a balcony and preserved original features, on the 3rd floor of a Functionalist apartment building with an elevator, is situated in a rapidly developing area of Holešovice near the Vltava riverbank, just a few steps from the Lighthouse Tower building and a tram stop with quick connections to the Palmovka or Vltavská metro stations and further into the city center.**

The unit consists of a living room with a dining area and a fully equipped kitchenette, a bedroom with a balcony separated by sliding doors, a bathroom with a shower, a separate toilet, a walk-through closet, and an entry hall with built-in wardrobes and storage spaces.

The unique interior is highlighted by high ceilings, large windows, wooden parquet floors, a custom-made marble table, and designer lighting by Brokis. The bathroom and toilet feature a concrete finish for a cozy touch and are equipped with premium sanitary ware. The apartment has security doors. The building's common areas were partially revitalization in 2018.

This quiet part of Prague 7 offers complete amenities, including schools, shops, a pharmacy, a health center, quality restaurants, bistros, and cafés. Active individuals will enjoy the Prague City Golf Rohan course, located just a few hundred meters from the building, as well as a nearby bike trail, which is also suitable for running or inline skating. Traveling by car is convenient, with close access to the tunnel complex, the Prague Ring Road, and the D8 highway. A bus to the Nádraží Holešovice metro station stops right on the street, and trams to the city center and Palmovka and Vltavská metro stations are on the nearby cross street.

Floor area 50.89 m<sup>2</sup>, cellar 1.53 m<sup>2</sup>, balcony 2 m<sup>2</sup>.



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