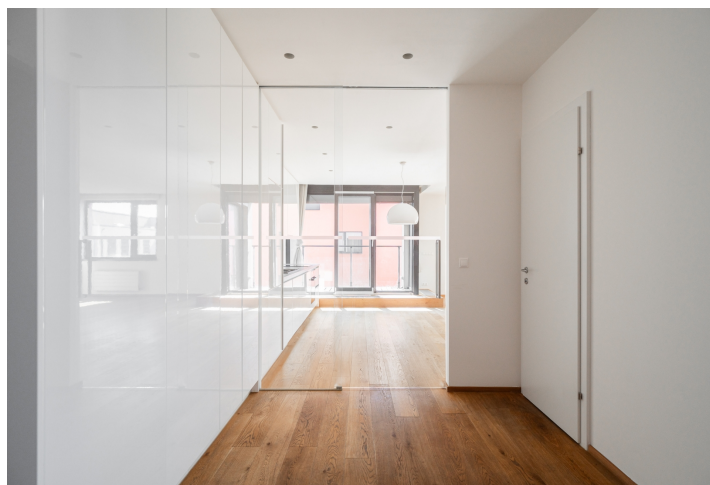




Apartment Two-bedroom (3+kk)

Sold

96 m², Prague 7, Holešovice, V Přístavu





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Total area	100 m ²
Floor area*	96 m ²
Loggia	4 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	107881

This modern apartment with a loggia offering views of moored boats, houseboats, and mature riverside trees features an airy interior and includes two garage parking spaces. It is part of the popular Prague Marina project, which has brought new life to the historic port of Holešovice.

The practical layout of this 5th-floor apartment consists of a living room with an open plan kitchen and **southeast-facing loggia**, a master bedroom with an en-suite bathroom (bathtub, toilet, window), a second bedroom, a bathroom (shower, toilet), and a spacious entrance hall flooded with natural light.

The high-quality facilities include **large-format windows** with exterior electric blinds, **wooden floors** (with a wall-to-wall carpet in one bedroom), underfloor heating in the bathrooms, and heating via floor convectors and radiators connected to a central heat source. The apartment has been renovated. The living room is accessed through **glass sliding doors**, the kitchen is fully equipped with **Siemens** appliances, and there is a built-in wardrobe in the entrance hall. The apartment comes with **two tandem garage parking spaces** and a **large brick cellar**. The building is equipped with an **elevator** and offers a **24/7 reception**.

The location is **conveniently close** to the city center, which can be quickly reached by tram, with the Vltavská and Nádraží Holešovice metro stations also nearby. The neighborhood is full of bistros, cafés, and restaurants, and is home to **theaters** and **galleries**. A wide range of schools, from kindergartens to high schools including a **Montessori high school**, are within easy reach. A small park with a playground and **outdoor gym** has been created directly within the residential complex, and the newly established **U Vody Park** is just a short walk away.

Floor area 95.8 m², loggia 3.9 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.