



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	155 m <sup>2</sup>
Floor area*	123 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	3 m <sup>2</sup>
PENB	C
Reference number	108152

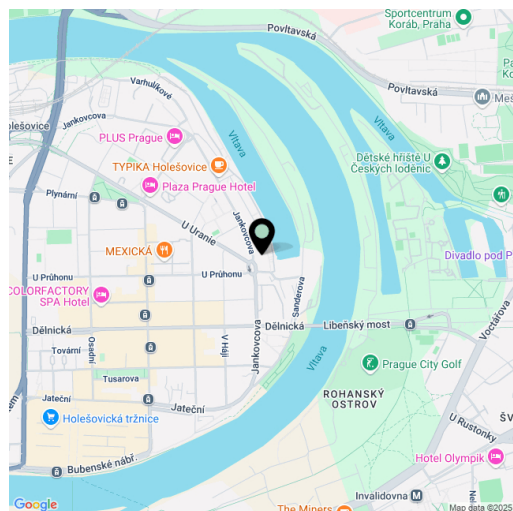
This bright and airy air-conditioned apartment with a balcony and an east-facing terrace offering views of the water is located on the top floor of a residential building, which is part of the Prague Marina residential project. One of the residence's many advantages include a convenient location in the wider city center, a 24/7 reception, and an underground garage with 2 parking spaces reserved for the apartment.

The layout of the 7th floor apartment consists of a spacious corner living room with a kitchen and dining area, a master bedroom with an en-suite bathroom (including a toilet), a central bathroom (also with a toilet), a separate toilet, a hallway, and an entrance hall. The living room is connected to an L-shaped **terrace** through glass walls, with a stone grill located at the rear of the terrace. **Possibility of transforming the unit into a 3-bedroom layout.**

The residential building was constructed in 2009. The apartment features **wooden** floors and large-format windows allowing plenty of natural light while offering the option of **shading with blinds**. The kitchen is fully equipped, and the rooms have **air-conditioning units**. A significant advantage is that the apartment is the only one on the floor, ensuring complete privacy. A **bio fireplace** creates a cozy atmosphere in the living room, and heating is provided centrally through floor convectors. The purchase price includes **two garage parking spaces** and a **storage unit**. The building has **elevators**, and residents have access to a **24/7 reception**.

The excellent location provides easy access to all necessary amenities, including kindergartens, elementary schools, and a **Montessori high school**, as well as cafés, bistros, and restaurants. Nearby cultural attractions include the **DOX Centre for Contemporary Art**, the **La Fabrika Theatre**, and **Jatka 78**. A **golf driving range** is also just a short distance from the building. Convenient transport connections to the city center are ensured by trams, with the Nádraží Holešovice and Vltavská metro stations within easy reach. Once the reconstruction of the Libeňský Bridge is completed, Palmovka will also be easily accessible.

Floor area 122.7 m<sup>2</sup>, balcony 6.1 m<sup>2</sup>, terraces 14.6 m<sup>2</sup> and 11.2 m<sup>2</sup>.



\* 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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