



Apartment Studio (1+1)

40 m², Prague 7, Holešovice, Vrbenského

Sold

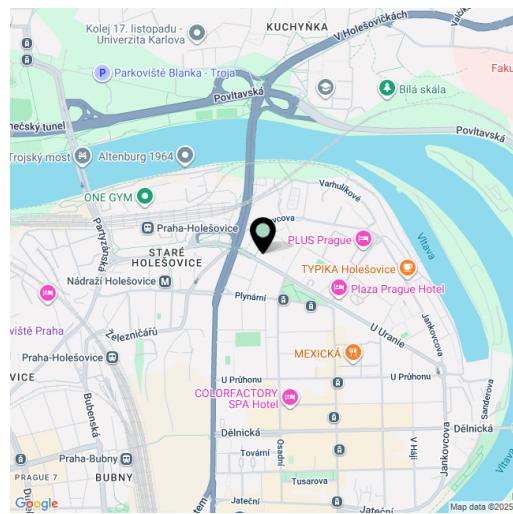




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Total area	40 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	110340



This studio apartment with west-facing windows overlooking a quiet side street is located on the ground floor of an apartment building in Prague 7 – Holešovice, near the Nádraží Holešovice metro station, in a neighborhood slated for extensive revitalization and transformation into a modern district.

The apartment's layout consists of one room, a partially separate kitchenette, a bathroom with a toilet, a closet, a pantry, and an entrance hall.

The apartment has renovated electrical and water installations as well as a refurbished bathroom; the rest of the interior is suitable for renovation. Windows are plastic; floors are **original parquet**. Heating is provided by a central gas system. The apartment includes a **cellar**.

The advantageous location provides easy access to everything needed – restaurants, cafés, bistros, shops, **sports facilities**, and medical services are all nearby. Excellent connections to the city center are ensured by the metro line C and tram lines, and by car you can quickly access the main thoroughfare or a tunnel complex. The **new U Vody Park** is close, and **Stromovka Park** and the **Vltava River bike path** are also within easy reach.

Floor area 40.4 m², cellar 1.2 m².

* Size of the unit according to the Housing Act.

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