



## Apartment One-bedroom (2+kk)

Rented

48 m<sup>2</sup>, Prague 7, Holešovice, U průhonu





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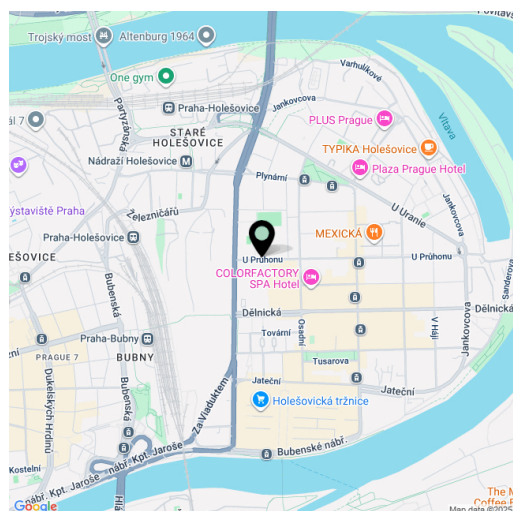
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Total area	62 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,000. Electricity is billed extra.
PENB	B
Reference number	111129
Available from	Immediately

Benefiting from 2 balconies facing the courtyard, this brand new, unfurnished, west facing 1-bedroom apartment is situated on the first floor of a modern building that is part of the high standard Astrid Garden residential project. Located in a quiet Prague 7 neighborhood in the immediate vicinity of the DOX Centre for Contemporary Art. Offering complete amenities and services, plus quick transport connections, the project is located just moments from a tram stop, only a few stops from the Nádraží Holešovice, Palmovka, and Vltavská metro stations, with many trendy cafes, restaurants, bistros, and cultural venues near by, incl. the La Fabrika Theater and the Vnitroblok creative space. Within easy reach of the Marina Prague golf club and bike path along the Vltava River.

The interior features a living room with a fully fitted open plan kitchen and a balcony, a bedroom with a balcony, a bathroom (walk-in shower, toilet), and an entrance hall with a built-in wardrobe.

Hardwood floors, tiles, security entry door, automatic exterior blinds, central heating, washing machine, dishwasher, induction stove top, microwave oven, video entry phone, cellar, lift.



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