



Apartment Two-bedroom (3+kk)

Rented

86 m², Prague 7, Holešovice, V Háji





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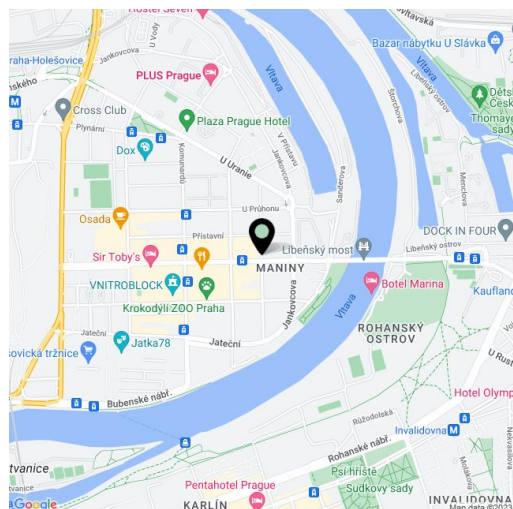
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Total area	91 m²
Floor area*	86 m²
Balcony	5 m²
Parking	One on-site garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29954
Available from	Immediately

Benefiting from a balcony offering views of the Vltava river, this is a brand new 2-bedroom flat on the second floor of the new residential project **Rezidence nad Vltavou** with a gated courtyard incl. a children's playground. Situated in a dynamically developing part of Prague 7 - **Holešovice**, a quiet location with full amenities within easy reach and tram connections to **Vltavská** and **Nádraží Holešovice** metro stations. Excellent access to the city center, **Holešovice Squash Center**, driving range **Rohanský ostrov**, **DOX Centre for Contemporary Art**, the **Prague Market** and lots of theaters and music clubs incl. **SaSaZu**, **La Fabrika**, **Rock Opera** and **Jatka 78**.

The interior features two separate bedrooms - one with a fitted **walk-in closet**, a living room incl. a fully fitted, quality open kitchen and dining area featuring an Italian design engineered stone countertop plus access to the **balcony** facing the river and surrounding greenery, bathroom (bath with a shower screen), a separate toilet, and entrance hall.

Large windows, vinyl floors, tiles, security entry door, blinds, dishwasher, **cellar**. One **garage parking** space included. Service charges, water and heating approx. CZK 3700 per month. Electricity is billed separately. **Furnished!**



* 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.



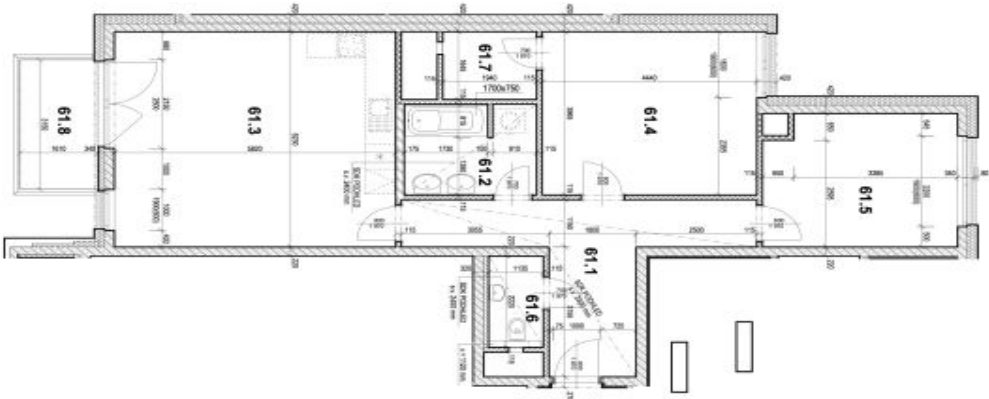
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M 1:100

PŘÍLOHA 2



TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA celá (m²)
61.1	PŘEDSÍŇ	14,2
61.2	KOUPELNA	5,8
61.3	OBÝVACÍ POKOJ + KK	30,4
61.4	POKOJ	17,4
61.5	POKOJ	12,5
61.6	WC	2,3
61.7	KOMORA	3,1
61.8	BALKÓN	5,4
UŽITNÁ PLOCHA		85,7
BALKÓN		5,3

Celková podlahová plocha býv. vypočtena dle platných předpisů příslušal (místnosti včetně vst. 2, 3002013 Sb.) činí 92,4 m².

LEGENDA MATERIÁLŮ:

- ZELEZOBETONOVÉ KONSTRUKCE, TL. DLE VÝKRESU
- BETONOVÉ ŽLITČI TVAROVKY, TL. DLE VÝKRESU
- KERAMICKÉ ŽIVO AKUSTICKÉ, TL. 250 mm
- KERAMICKÉ ŽIVO, TL. 175, 240 mm
- KERAMICKÉ PRÍČKY AKUSTICKÉ, TL. 115 mm
- KERAMICKÉ PRÍČKY, TL. 115 mm
- PLYNOISOLÁTOVÉ PRÍČKOVKY, TL. 100, 150 mm
- PLYNOISOLÁTOVÉ PRÍČKOVKY, TL. 100, 150 mm, VÝŠKA DLE VÝKRESU
- TEPELNÁ IZOLACE, TL. DLE VÝKRESU
- SDK + TEPELNÁ IZOLACE, TL. DLE VÝKRESU
- VLAHNOCEMENTOVÝ OBRÁD, TL. 8 mm