



## Apartment One-bedroom (2+kk)

Sold

69.5 m<sup>2</sup>, Prague 7, Holešovice, V Přístavu



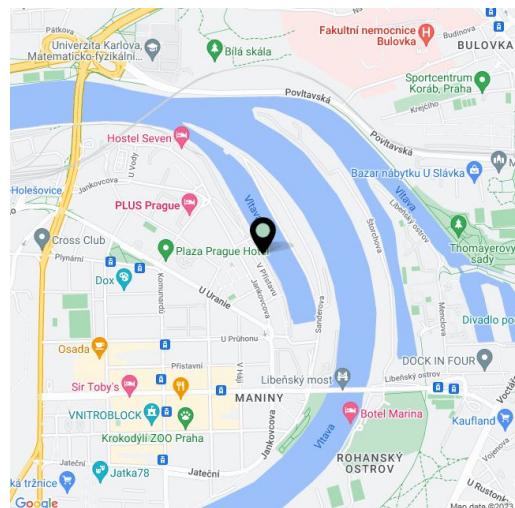


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Total area	82 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	36854



\* 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.

This spacious, bright apartment with a terrace with unique views of the quiet river is located on the 3rd floor of the Prague Marina modern residence with an underground garage, elevator, and reception. The place where Prague's most important port used to be has turned into a luxurious residential area with plenty of greenery and easy access to all services.

The practical layout consists of two large rooms with access to a **northeast-facing terrace** with **beautiful river views** - a living room with a partially separate kitchen and a bedroom. There is also a bathroom (with a shower, bathtub, toilet, and double sink), a separate toilet, a utility room with a connection for a washing machine, and a hallway.

Facilities include **wooden oak floors, tropical wood terrace surface**, a quality kitchen with **Baumatic and Bosch** appliances (microwave, hob, oven, refrigerator, dishwasher), built-in wardrobes, a videophone, and underfloor heating combined with heating convectors. The heat source is the central boiler room in the building. The purchase price includes a **garage parking space** and a cellar, which is located right by the parking place. The residence from 2008 was built with an emphasis on the quality of the materials used. Plenty of landscaped greenery surrounds the buildings.

In the immediate vicinity, there are restaurants, bistros, and cafes, cultural institutions (such as the **DOX Gallery** or **La Putyka**), and a golf club. Very fast connections to the city center are provided by trams; the center can be reached via a **comfortable and safe bike trail** that traverses Rohan Island away from busy roads.

Interior 69.5 m<sup>2</sup>, terrace 12.1 m<sup>2</sup>, cellar 4.9 m<sup>2</sup>.