



## Apartment One-bedroom (2+kk)

Rented

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



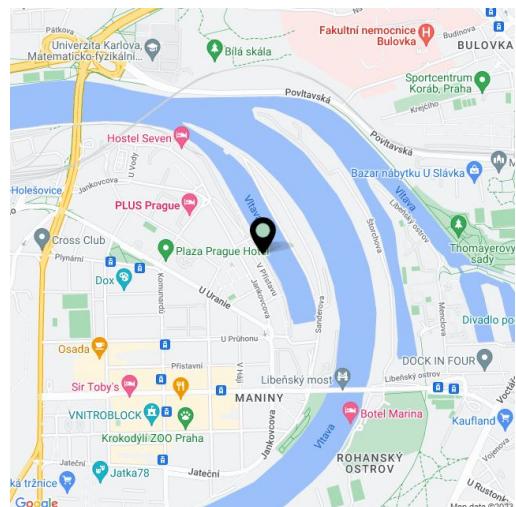


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Total area	82 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	37788
Available from	Immediately



\* 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.

Enjoying unobstructed views of the river and the greenery all around, this modern semi furnished 2-bedroom apartment with a 12 m<sup>2</sup> terrace is on the third floor of the PRAGUE MARINA residential project with a reception, security cameras, and underground parking. Located right on the Vltava riverbank in Holešovice, Prague 7 district, with full amenities within easy reach and good connections to the city center. The Nádraží Holešovice, Palmovka and Vltavská metro stations are a few tram stops away, and the DOX Center for Contemporary Art and the La Fabrika theater are close by. The neighborhood offers restaurants, bistros and cafes, a popular bike trail and a golf club.

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 separated kitchen and a bedroom. There is a bathroom with a walk-in shower, a bathtub, and a toilet, an additional separate toilet, a utility room, and a hallway.

**Hardwood oak floors, tropical wood terrace surface, Baumatic and Bosch kitchen appliances, dishwasher, microwave oven, built-in wardrobes, video entry phone, central heating (underfloor heating combined with heating convectors), cellar, lift.** A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 5500. Electricity is billed separately.