



## Apartment Two-bedroom (3+kk)

Rented

90 m<sup>2</sup>, Prague 7, Holešovice, Jankovcova



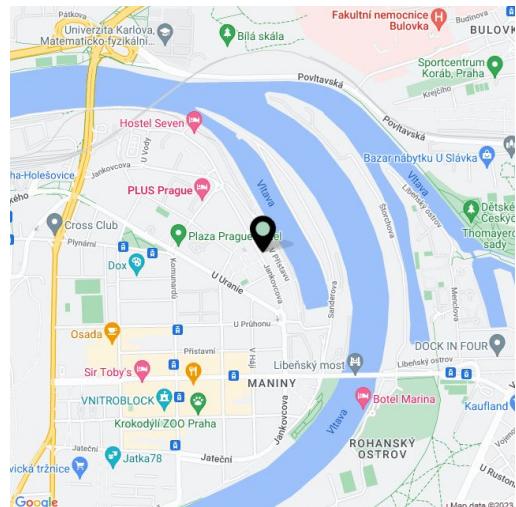


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Total area	94 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, heating, and garage maintenance CZK 7,500/month. Electricity is billed separately.
PENB	C
Reference number	42730
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.

**This modern apartment with a balcony, on the 4th floor of the PRAGUE MARINA residential project with a reception, security, CCTV cameras, and underground parking is located by an arm of the Vltava River in Holešovice, Prague 7, 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. There is a bike trail nearby and it takes about 25 min. to get the city center on foot.**

The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom with a **balcony** and green views, a bedroom with a French window, a bathroom (bathtub, walk-in shower), a separate toilet, a laundry/storage room, and an entrance hall with built-in wardrobes.

**Hardwood parquet floors, tiles, wardrobes, dishwasher, induction cooktop, steam oven, microwave oven, washer with dryer, video entry phone, cellar. A garage parking space is included.**