



Apartment Two-bedroom (3+kk)

€ 1 001 201 | CZK 25 000 000

122.7 m², Prague 7, Holešovice, Jankovcova





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Total area	155 m ²
Floor area*	123 m ²
Balcony	6 m ²
Terrace	26 m ²
Parking	1 400 000 CZK
Garage	Yes
Cellar	3 m ²
PENB	G
Reference number	108152

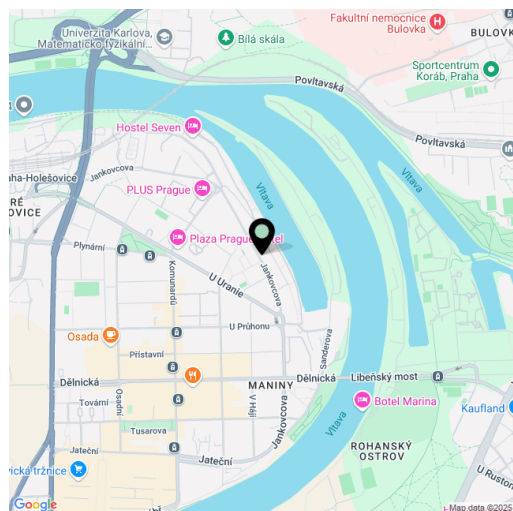
This bright and airy air-conditioned apartment with a balcony and an east-facing terrace offering views of the water is located on the top floor of a residential building, which is part of the Prague Marina residential project. One of the residence's many advantages include a convenient location in the wider city center, a 24/7 reception, and an underground garage with 2 parking spaces reserved for the apartment.

The layout of the 7th floor apartment consists of a spacious corner living room with a kitchen and dining area, a master bedroom with an en-suite bathroom (including a toilet), a central bathroom (also with a toilet), a separate toilet, a hallway, and an entrance hall. The living room is connected to an L-shaped terrace through glass walls, with a stone grill located at the rear of the terrace. **Possibility of transforming the unit into a 3-bedroom layout.**

The residential building was constructed in 2009. The apartment features **wooden** floors and large-format windows allowing plenty of natural light while offering the option of **shading with blinds**. The kitchen is fully equipped, and the rooms have **air-conditioning units**. A significant advantage is that the apartment is the only one on the floor, ensuring complete privacy. A **bio fireplace** creates a cozy atmosphere in the living room, and heating is provided centrally through floor convectors. The purchase price includes **two garage parking spaces** and a **storage unit**. The building has **elevators**, and residents have access to a **24/7 reception**.

The excellent location provides easy access to all necessary amenities, including kindergartens, elementary schools, and a **Montessori high school**, as well as cafés, bistros, and restaurants. Nearby cultural attractions include the **DOX Centre for Contemporary Art**, the **La Fabrika Theatre**, and **Jatka 78**. A **golf driving range** is also just a short distance from the building. Convenient transport connections to the city center are ensured by trams, with the **Nádraží Holešovice** and **Vltavská** metro stations within easy reach. Once the reconstruction of the **Libeňský Bridge** is completed, **Palmovka** will also be easily accessible.

Floor area 126 m², balcony 6.1 m², terraces 14.6 m² and 11.2 m².



* 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.