



## Apartment One-bedroom (2+kk)

Sold

65 m<sup>2</sup>, Praha 7, Holešovice, Jankovcova





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Total area	74 m <sup>2</sup>
Floor area*	65 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	40625

This bright and airy attic apartment with a west-facing terrace toward the courtyard is situated in a nicely landscaped brick building from the 1930s located in a popular part of Prague 7, Holešovice, near a port.

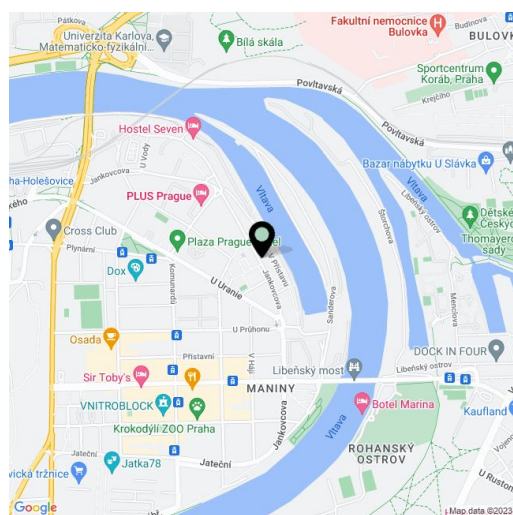
The layout of the 7th floor apartment is divided into a large living area with a kitchen, a dining room, work corner, and access to the **terrace**, where you can watch the **sun set**. There is also a bedroom, a bathroom (with a bathtub and shower), a separate toilet, and a hallway.

**Wooden floors and windows** create a cozy atmosphere in the apartment. The brightness inside can be regulated by blinds. Heating is provided by a Junkers gas boiler. The apartment was reconstructed in 2008 (including electrical wiring). In 2017, the building was renovated, the roof was replaced, and new risers were installed. The building has an **elevator**.

There is a supermarket and other shops nearby, as well as a wide selection of restaurants, bistros, and cafes. **Great connections to the city center** and to all metro lines are provided by trams, with a stop less than a 5-minute walk away. Fitness enthusiasts will appreciate the quick connection to the **bike path along the Vltava River**, and the **Marina Golf Club** is also close-by. Those who love culture will welcome the proximity of the **DOX Center for Modern Art** or **La Fabrika Theater**.

Interior 64.8 m<sup>2</sup>, terrace 8.66 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



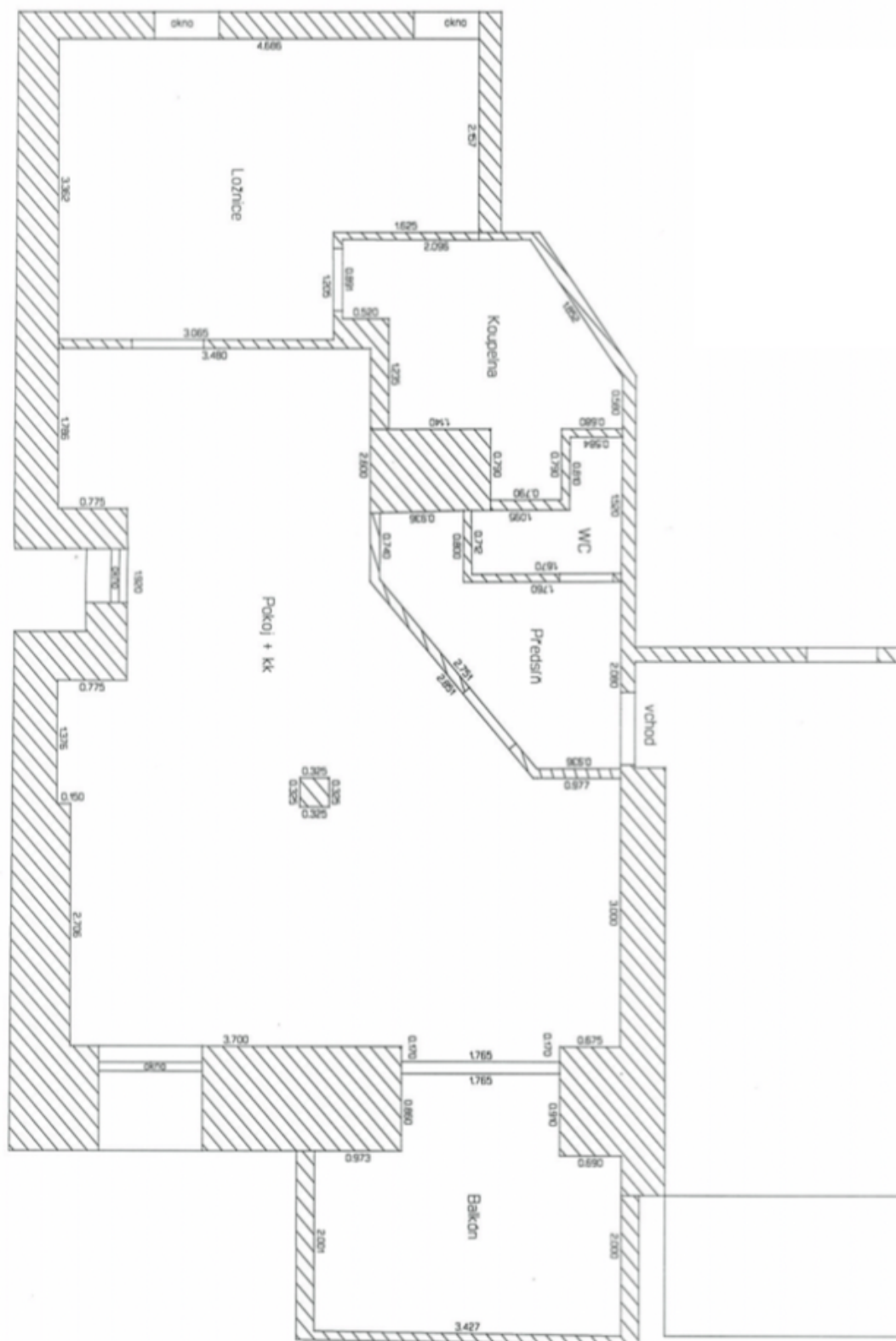
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Pokoř + kk	35,95 m <sup>2</sup>
Ložnice	13,80 m <sup>2</sup>
Koupena	5,83 m <sup>2</sup>
WC	1,66 m <sup>2</sup>
Předstř	4,49 m <sup>2</sup>
Prický	3,07 m <sup>2</sup>
Balkn	8,66 m <sup>2</sup>
Celkem	73,46 m <sup>2</sup>