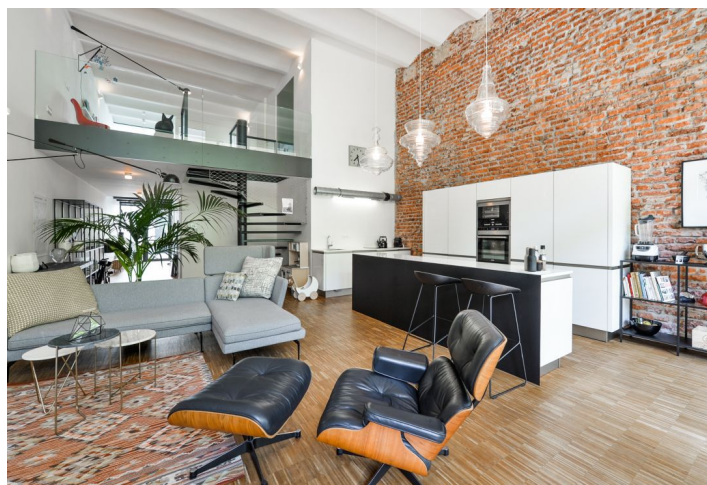




Apartment Three-bedroom (4+kk)

Sold

156 m², Prague 7, Holešovice, Na Maninách





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Total area	338 m ²
Floor area*	156 m ²
Terrace	182 m ²
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	9 000 CZK monthly
PENB	G
Reference number	29718

This unique loft apartment with preserved industrial features, a roof terrace, and another 2 terraces is located on the ground floor of a building with an elevator in the modern residential complex of Holešovický pivovar with 24/7 security and underground parking.

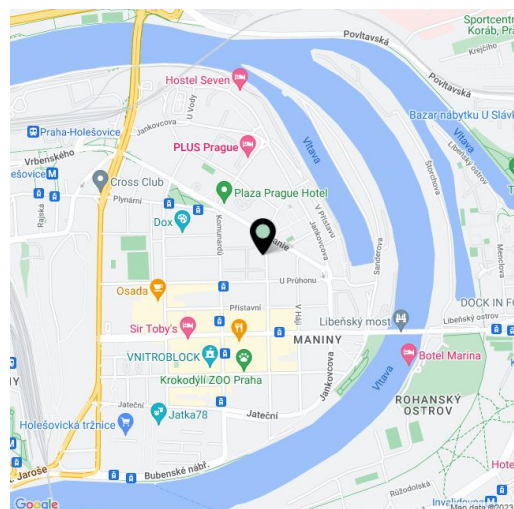
On the lower level of the apartment, there is a spacious living room with a double height ceiling (5m), a fully equipped kitchen, a dining room, a full-glass window, and access to an east-facing **loggia**. The ground floor also features a master bedroom with a **walk-in wardrobe**, an en-suite bathroom with a bathtub and a glazed wall leading to the open entry space of the **entrance atrium**, which is used as a front west terrace with stairs to the roof terrace, a utility room, and a lobby. Upstairs, there is a **spacious open gallery**, 2 bedrooms, a bathroom with a shower, and a **walk-in wardrobe**. Above the apartment, there is a large grassy **rooftop terrace**.

The interior includes **wooden floors**, large aluminum windows, concrete walls and exposed brickwork, moveable outdoor blinds, interior blinds, heating with a heat pump in combination with a remote exchanger, videophone, etc. There is a camera system in the building. The price includes **2 garage parking spaces** and a **cellar**.

A popular location near the Vltava riverbank, with full facilities in the area and quick access to the city center (1 minute to a tram stop, 5 minutes to the Vltavská and Nádraží Holešovice metro stations). Within walking distance, there are many quality shops, restaurants, cafes, services, the La Fabrika Theater, and the DOX Gallery.

The apartment is rented until the end of September 2019.

Interior 156 m² (according to the owner's declaration 136.7 m²), loggia 16.4 m², atrium 31.8 m², roof terrace 133.3 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.