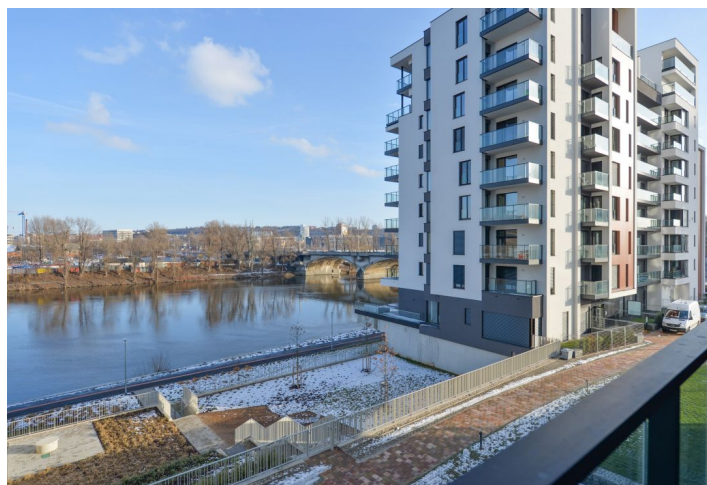


Apartment Two-bedroom (3+kk)

Rented

104.1 m², Prague 7, Holešovice, Sanderova



Apartment Two-bedroom (3+kk)

Rented

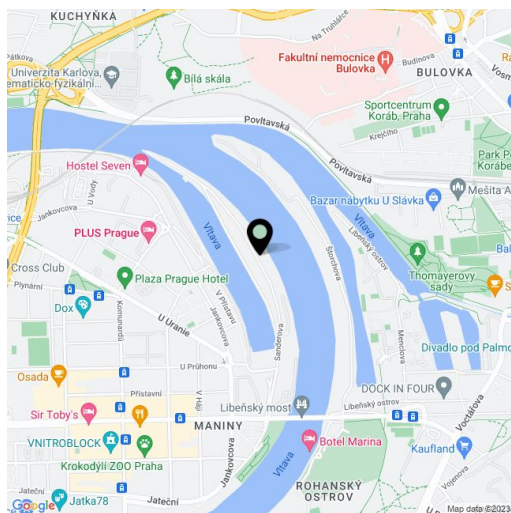
104.1 m², Prague 7, Holešovice, Sanderova

Total area	119 m ²
Floor area*	104 m ²
Terrace	15 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Services, water, and heating are approx. CZK 11,000 per month. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	31629
Available from	Immediately

Boasting a 15 m² terrace offering views of the Vltava River and the surrounding greenery, this bright 2-bedroom apartment is on the 2nd floor of the recently constructed Marina Island residential project with a 24/7 reception and security plus underground parking, right on the Vltava riverbank, in a fast-growing part of Prague 7 with quick connections to the city center and full amenities within easy reach. The Palmovka, Nádraží Holešovice, and Vltavská metro stations are a short ride away.

The interior includes two bedrooms, a living room with a fully fitted open plan kitchen, a dining area, and a **terrace** facing the river, a bathroom (walk-in shower, bathtub, double sink, toilet), a utility room, an additional separate toilet, and an entrance hall with built-in wardrobes and storage.

Hardwood floors, French windows, security entry door, central heating, automatic exterior blinds, dishwasher, microwave oven, **cellar**, elevator. The unit can be furnished at a higher rent. Two **garage parking** spaces are included.



* 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.

Apartment Two-bedroom (3+kk)

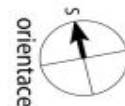
Rented

104.1 m², Prague 7, Holešovice, Sanderova

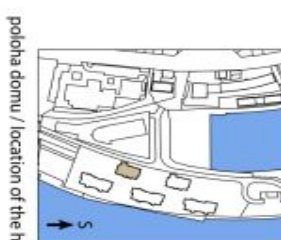
A03-A02
označení bytové jednotky

3+kk
dispozice

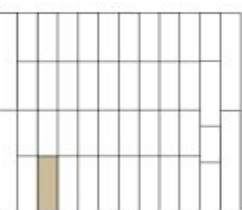
98,6 m²
výměra bytu



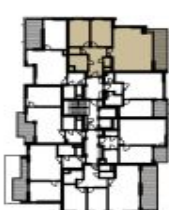
NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	13,4
02 obývací pokoj, kuchyně living room, kitchen	44,8
03 pokoj room	14,9
04 pokoj room	14,9
05 komora lumber room	2,2
06 koupelna + WC bathroom + toilet	6,7
07 WC toilet	1,7
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	98,6
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	104,1
08 balkon balcony	14,5
PLOCHA CELKEM TOTAL AREA	113,1



poloha domu / location of the house



schematický řez
(pohled od řeky)
schematic section
(view from the river)



schema podlaží
schematic floor plan

Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (4.4.2016)

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