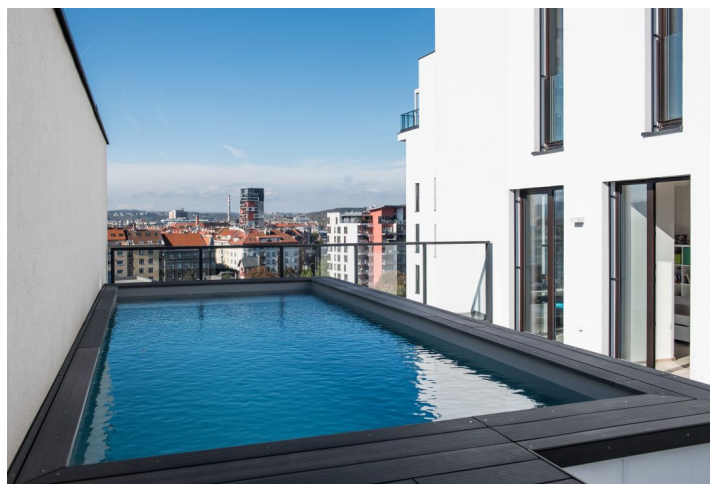


Apartment Four-bedroom (5+kk)

Sold

336 m², Prague 7, Holešovice, Sanderova

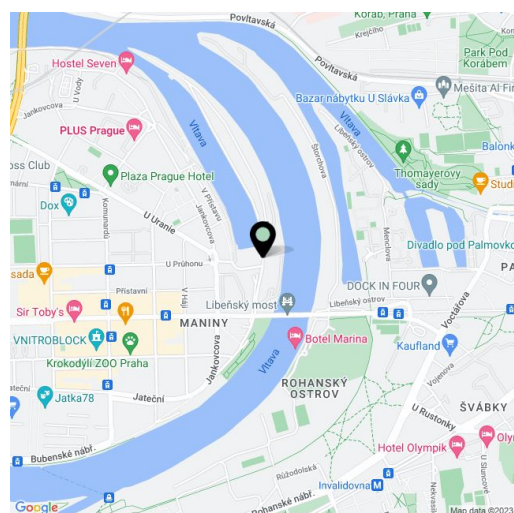


Apartment Four-bedroom (5+kk)

Sold

336 m², Prague 7, Holešovice, Sanderova

Total area	523 m ²
Floor area*	336 m ²
Balcony	29 m ²
Terrace	158 m ²
Parking	2 000 000
Garage	Yes
Cellar	Yes
Service price	22 000 CZK monthly
PENB	B
Reference number	33906



* 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 airy, bright, and high quality equipped penthouse with a private swimming pool, an over 300 sq. m. layout with almost 200 sq. m. of terraces is located on the 8th and 9th floors of the recently completed Marina Island project in Prague 7 - Holešovice, in a location with a complete infrastructure and easy reach of the city center.

The main feature of the apartment is its generous living space with a **double ceiling height** and a glass wall facing the river. This almost endless area with an open kitchen and dining room with a balcony is followed by a **large terrace with a heated swimming pool**. There are also 3 bedrooms with balcony access, 2 bathrooms, an entrance hall, 2 dressing rooms, and 3 closets. Upstairs, there is a master suite with a bedroom, en-suite bathroom, and walk-in dressing room, a gallery, a guest toilet, and a terrace suitable, for example, for the installation of a hot tub or sauna.

Facilities include air conditioning in all rooms, **three-layer bleached oak floors**, a **Hanak** kitchen, and built-in furniture, **Miele and Siemens** kitchen appliances, **KARE Design** furniture, interior doors with magnetic locks, and security entry doors. The pool is heated by a heat pump; the central boiler room is the source of the floor heating. The purchase price includes **2 lockable garages, 2 garage parking spaces**, and a cellar. Services at the residence include a reception and a private **fitness room**.

The modern apartment complex is surrounded by a slowly flowing river, and, at the same time, it is connected to a thriving city with complete amenities. The city center is only a few minutes away by car or public transport, with stops within easy reach. Schools, shops, restaurants, bistros, cafes, **golf courses, or tennis courts** are within walking distance. Fans of active recreation will also appreciate the proximity of a bike trail that leads away from traffic to the northwest outskirts of Prague and further on to the Dolní Povltaví nature park.

Interior 336.7 m², terraces total 186.2 m², cellar 12 m².

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

Apartment Four-bedroom (5+kk)

Sold

336 m², Prague 7, Holešovice, Sanderova

C09-A01
označení bytové jednotky

6+kk
mezonet
dispozice

336,7 m²
výměra bytu

9M
9.NP

orientace

směr k řece

NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	31,7
02 obývací pokoj, kuchyně living room, kitchen	110,1
03 ložnice bedroom	22,4
04 ložnice bedroom	17,7
05 ložnice bedroom	17,5
06 ložnice bedroom	15,7
07 koupelna bathroom	7,6
08 koupelna bathroom	4,6
09 komora lumber room	5,0
10 komora lumber room	3,0
11 komora lumber room	4,1
12 šatna dressing room	5,0
13 schodiště staircase	4,2
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	244,4
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	258,2
13 balkon balcony	7,5
14 balkon balcony	9,8
15 balkon balcony	11,3
16 terasa terrace	109,0
PLOCHA CELKEM TOTAL AREA	382,0

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

poloha domu / location of the house

schéma podlaží
schematic floor plan

Apartment Four-bedroom (5+kk)

336 m², Prague 7, Holešovice, Sanderova

Sold

označení bytové jednotky

C09-A01

6+kk
mezonet
dispozice

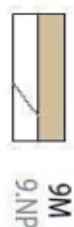
336,7 m²
výměra bytu



orientace



směr k řece



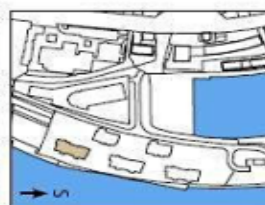
NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m ² AREA m ²
01 chodba corridor	46,5
02 ložnice bedroom	29,7
03 koupelna bathroom	8,3
04 WC toilet	2,2
05 šatna dressing room	5,6
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	92,3
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	102,0
06 terasa terrace	48,6
PLOCHA CELKEM TOTAL AREA	140,9

**MÍSTNOSTI CELKEM
TOTAL AREA OF ROOMS**

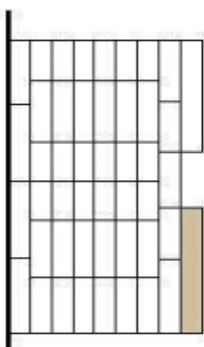
**PODLAHOVÁ PLOCHA
GROSS FLOOR AREA**

06 terasa
terrace

**PLOCHA CELKEM
TOTAL AREA**



poloha domu / location of the house



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



schema podlaží
schematic floor plan