



## Apartment Two-bedroom (3+kk)

Sold

97.1 m<sup>2</sup>, Prague 7, Holešovice, Sanderova



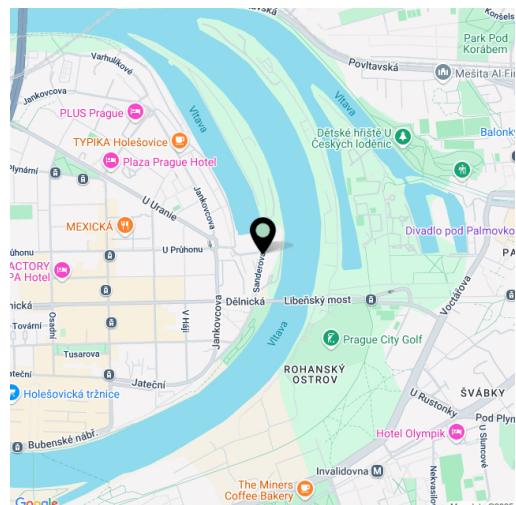


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Total area	118 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	-
Service price	9 936 CZK monthly
PENB	B
Reference number	100394



\* 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 modern, bright apartment with 2 balconies, beautiful views of the river, and a garage parking space is part of the premium Marina Island project, a few steps away from a golf course. The popular, ever-developing neighborhood of Holešovice is part of the wider center, a place with everything you need, including rich opportunities for cultural and sports activities.**

The practical layout of the 5th floor apartment offers a living room connected to a kitchen, dining room, and balcony; the private zone on the opposite side of the apartment consists of 2 bedrooms, a bathroom (with a bathtub, shower, toilet, and sink), and a separate toilet. In the master bedroom is a niche with a wardrobe and a built-in safe; in the hall is a closet with a connection for a washing machine, which offers additional storage space. The **east-facing balcony** off of the living room, accessed through a large sliding glass portal, provides **direct views of the river**, while a second **balcony** with access from both bedrooms faces west onto the **residence's park** with an ornamental fountain.

Facilities include **hardwood oak three-layer floors**, energy-efficient triple-glazed windows and balcony doors with **exterior electric blinds**, **Hanák interior veneer doors**, a **heated floor** in the bathroom, **Hansgrohe** faucets, **Laufen** sanitary ware, a **Hüppe** shower, and a **Riho** bathtub. The **Sykora** kitchen with an all-ceramic cooktop is equipped with built-in **Bosch** appliances and an **American Samsung refrigerator**. Central heating. The purchase price includes a **garage parking space** and a **spacious cellar storage unit**. The residence, completed in 2018, offers a private fitness center, a common room, a central entrance connected to a **reception**, a camera system, security, or an automatic car and **bike wash** in the garage.

The successful residential complex is located on the site of a former port on a **peninsula** between the river and its arm. The project is part of the continuous original development of Holešovice with a full-fledged infrastructure; within walking distance are many shops, restaurants, bistros and cafes, schools including the prestigious **Duhovka Montessori gymnasium**, the **La Fabrika** and **Jatka78 theaters**, the **DOX** contemporary art center, or **Vnitroblock** creative center, as well as a sports field (**golf club**, **tennis courts**). The ride to the city center is quick by public transport, by car, scooter, or bicycle, and you can easily connect to a **bike path** that connects the entire city of Prague. Tram stops are close to the house, and the **Palmovka**, **Nádraží Holešovice**, and **Vltavská** metro stations are also nearby.

Floor area 97.1 m<sup>2</sup>, balconies 11.6 m<sup>2</sup> and 9.7 m<sup>2</sup>, cellar 12.9 m<sup>2</sup>.

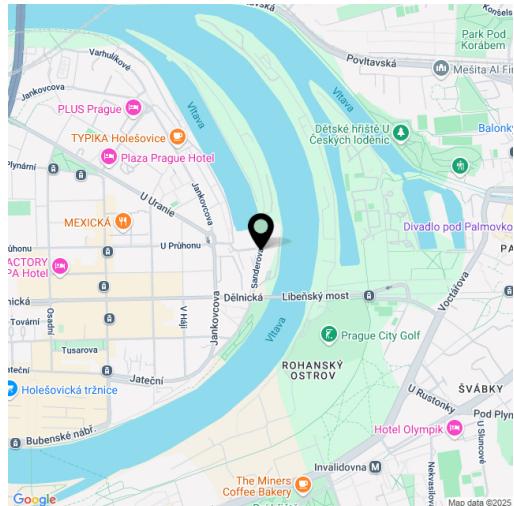


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In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Byt

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1	Hala	10,8 m <sup>2</sup>
2	Obývací pokoj + kuchyň	37,4 m <sup>2</sup>
3	Pokoj	17,1 m <sup>2</sup>
4	Pokoj	15,6 m <sup>2</sup>
5	Koupelna + WC	6,4 m <sup>2</sup>
6	WC	1,9 m <sup>2</sup>
7	Komora	2,7 m <sup>2</sup>

Místnosti celkem  
Podlahová plocha

91,9 m<sup>2</sup>  
97,1 m<sup>2</sup>

