



Apartment One-bedroom (2+kk)

Rented

52 m², Prague 7, Holešovice, Sanderova



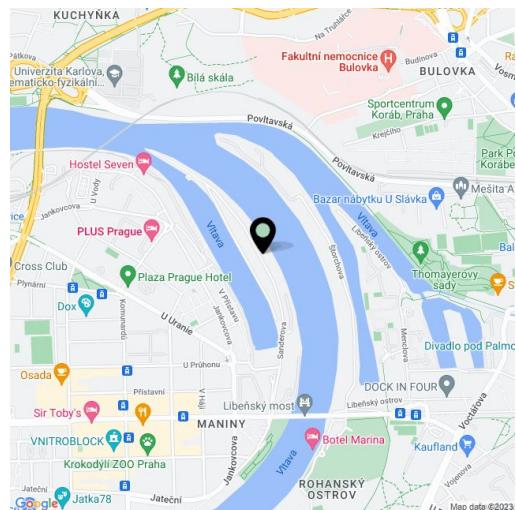


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Total area	56 m ²
Floor area*	52 m ²
Balcony	4 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30127
Available from	Immediately



* 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.

Boasting views of the Vltava River and the surrounding greenery, this premium, brand new, furnished 1-bedroom apartment with a balcony is situated on the second floor of the newly 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 a bedroom, a living room with a fully fitted open plan kitchen and a dining area, a bathroom (bathtub, sink, toilet), a utility room, and an entrance hall with built-in wardrobes. The **balcony** is accessible from both main rooms.

Other features include high quality equipment and furnishings, **hardwood floors**, heated tile flooring in the bathroom, French windows, a security entry door, a smart home system, a master switch, automatic external blinds, a washer, a dishwasher, an induction cooktop, a TV, a video entry phone, a **cellar**, and a lift. One **garage parking** space is included. There is a bike path leading to the city center and the Trója neighborhood. Service charges, water and heating are approx. CZK 4,200 per month. Electricity is billed separately.