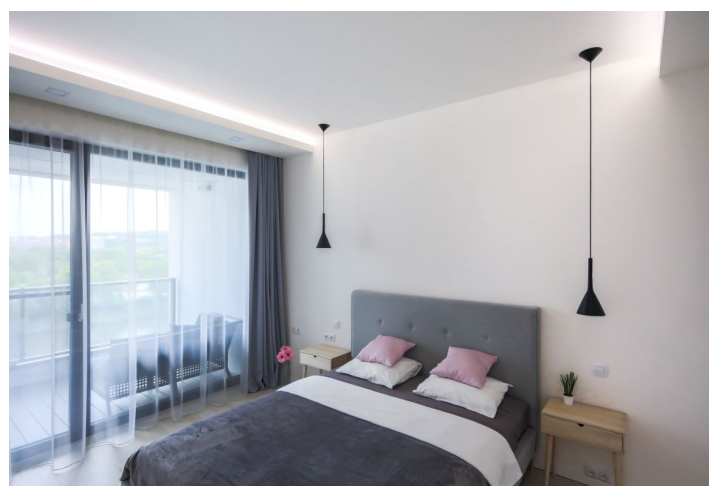




Apartment One-bedroom (2+kk)

Rented

56 m², Prague 7, Holešovice, Sanderova





Apartment One-bedroom (2+kk)

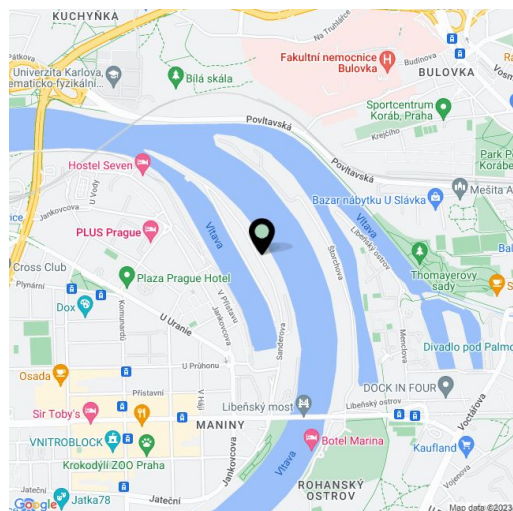
Rented56 m², Prague 7, Holešovice, Sanderova

Total area	61 m ²
Floor area*	56 m ²
Balcony	5 m ²
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30245
Available from	Immediately

Boasting beautiful views of the Vltava River and the surrounding greenery, this tastefully furnished 1-bedroom flat with a balcony is on the 9th floor of the newly constructed Marina Island residential complex. 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 tram ride away.

The interior features one bedroom with built-in wardrobes, a living room with a fully fitted open plan kitchen and dining area, a bathroom with a walk-in shower, a separate toilet, and an entrance hall with built-in storage. The **balcony** is accessible from both main rooms.

Other features include **solid wood floors**, tiles, a security entry door, a bio ethanol fireplace, floor-to-ceiling windows, screens, central heating, a washer / dryer, a dishwasher, an induction cooktop, basic kitchenware, a TV, a video entry phone, a 5.5 m² **cellar**, and a lift. One **garage parking** space is included. Project amenities also include a private garden, guest parking, a place for barbecues, a bike rental, and a bike path leading to the Trója neighborhood. The deposit for service charges, utilities, and Internet is CZK 5,000 per month. Available from April 2020.



* 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 One-bedroom (2+kk)

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56 m², Prague 7, Holešovice, Sanderova

dispozice	2+kk	výměra bytu	55,7 m ²	orientace	směr k řece



NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	4,7
02 obývací pokoj, kuchyně living room, kitchen	29,6
03 pokoj room	14,7
04 koupelna + WC bathroom + toilet	4,6
05 komora lumber room	2,1
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	55,7
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	58,6
06 balkon balcony	5,0
PLOCHA CELKEM TOTAL AREA	60,7



poloha domu / location of the house



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



schématická podlaží
schematic floor plan

www.marinaisland.cz