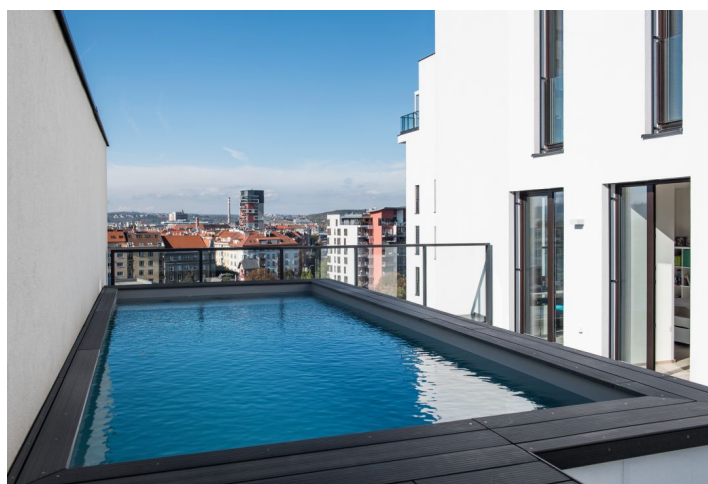




## Apartment Four-bedroom (5+kk)

**Sold**

336 m², Prague 7, Holešovice, Sanderova





## Apartment Four-bedroom (5+kk)

**Sold**

336 m², Prague 7, Holešovice, Sanderova

Total area	523 m²
Floor area*	336 m²
Balcony	29 m²
Terrace	158 m²
Parking	2 lockable garages and 2 parking spaces
Garage	Yes
Cellar	Yes
Service price	22 000 CZK monthly
PENB	B
Reference number	33906

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.

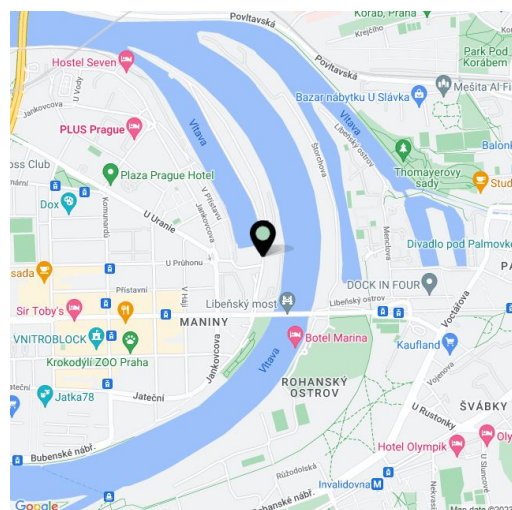
The main feature of the apartment is its generous living space with a **double ceiling height** and a glass wall facing the river. This almost endless area with an open kitchen and dining room with a balcony is followed by a **large terrace with a heated swimming pool**. There are also 3 bedrooms with 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.



\* 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.



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



9.NP

PLOCHA m<sup>2</sup>  
AREA m<sup>2</sup>

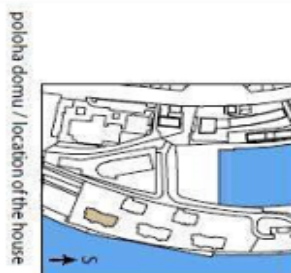
označení bytové jednotky

**6+kk**  
mezonet  
dispozice

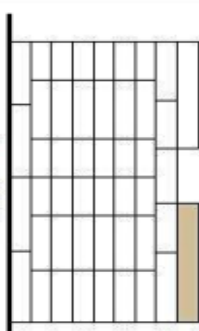
**336,7 m<sup>2</sup>**  
výměra bytu



MISTNOSTI CELKEM	244,4
TOTAL AREA OF ROOMS	
PODLAHOVÁ PLOCHA	256,2
GROSS FLOOR AREA	
13 balkon	7,5
balcony	
14 balkon	9,8
balcony	
15 balkon	11,3
balcony	
16 terasa	109,0
terrace	
PLOCHA CELKEM	387,0
TOTAL AREA	



polona domu / location of the house



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



schema podlazi  
schematic floor plan



Apartment Four-bedroom (5+kk)

336 m², Prague 7, Holešovice, Sanderova

Sold



<div><div>0</div><div>5</div><div>10</div></div>	
<div><div>01 chodba</div><div>02 ložnice</div><div>03 koupelna</div><div>04 WC</div><div>05 šatna</div><div>06 terasa</div></div>	
<div><div>NAME OF ROOMS</div><div>AREA m²</div></div>	
<div><div>46,5</div><div>29,7</div><div>8,3</div><div>2,2</div><div>5,6</div><div>48,6</div></div>	
<div><div>PODLAHOVÁ PLOCHA</div><div>GROSS FLOOR AREA</div></div>	
<div><div>102,0</div></div>	
<div><div>MÍSTNOSTI CELKEM</div><div>TOTAL AREA OF ROOMS</div></div>	
<div><div>92,3</div></div>	
<div><div>PLOCHA CELKEM</div><div>TOTAL AREA</div></div>	
<div><div>140,9</div></div>	

označení bytové jednotky

C09-A01

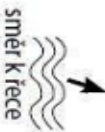
6+kk  
mezonet  
dispozice

výměra bytu

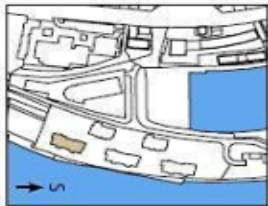
336,7 m²



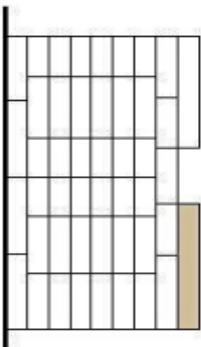
orientace



směr k řece



poloha domu / location of the house



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



schema podlaží  
schematic floor plan