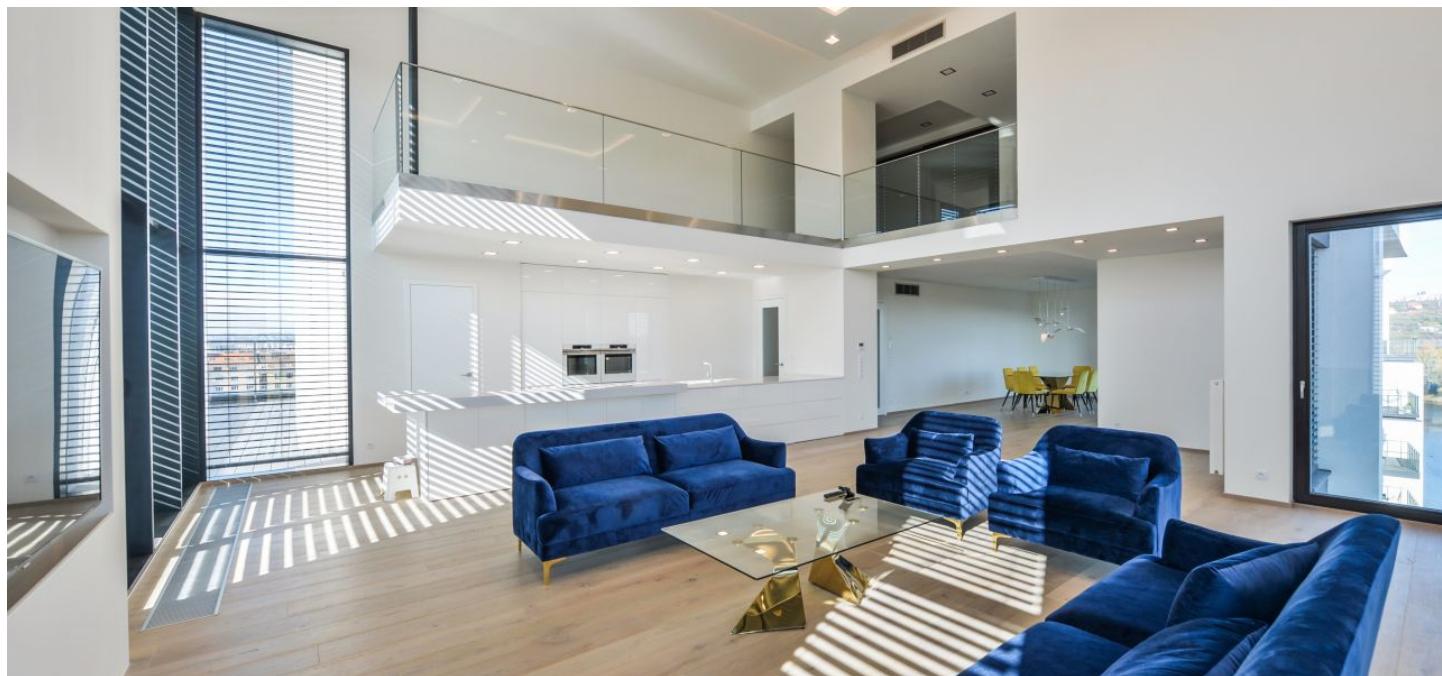




Apartment Four-bedroom (5+kk)

Sold

336 m², Prague 7, Holešovice, Sanderova



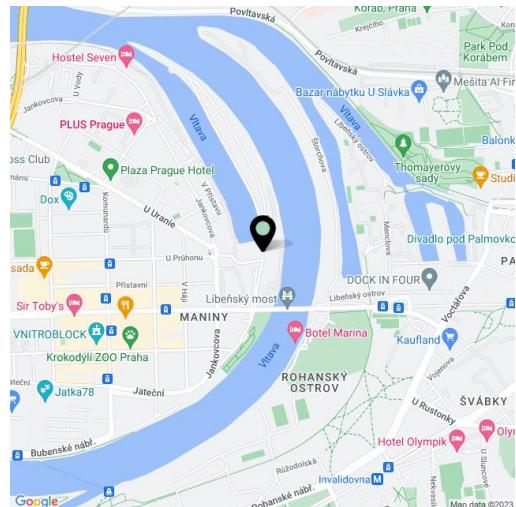


Apartment Four-bedroom (5+kk)

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 lockable garages and 2 parking spaces
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

označení bytové jednotky

C09-A01

6+kk
mezonet
dispozice

336,7 m²
výměra bytu

9M
9.NP
orientace

PLOCHA m²
AREA m²

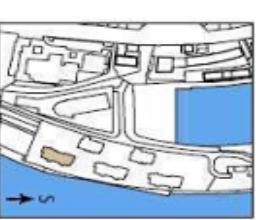
S



01 hal
hall
02 obývací pokoj, kuchyně
living room, kitchen
03 ložnice
bedroom
04 ložnice
bedroom
05 ložnice
bedroom
06 ložnice
bedroom
07 koupelna
bathroom
08 koupelna
bathroom
09 komora
lumber room
10 komora
lumber room
11 komora
lumber room
12 šatna
dressing room
13 schodiště
staircase

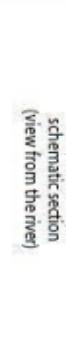
31,7
110,1
22,4
17,7
17,5
15,7
7,6
4,6
5,0
3,0
4,1
5,0
4,2

31,7
110,1
22,4
17,7
17,5
15,7
7,6
4,6
5,0
3,0
4,1
5,0
4,2



poloha domu / location of the house

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



PODLAHOVÁ PLOCHA
GROSS FLOOR AREA

MÍSTNOSTÍ CELKEM
TOTAL AREA OF ROOMS

244,4

258,2

13 balkon
balcony

7,5

14 balkon
balcony

9,8

15 balkon
balcony

11,3

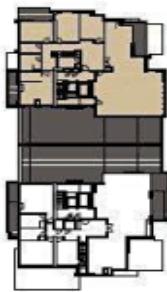
16 terasa
terrace

109,0

PLOCHA CELKEM
TOTAL AREA

382,0

schema podlaží
schematic floor plan





Apartment Four-bedroom (5+kk)

336 m², Prague 7, Holešovice, Sanderova

Sold

C09-A01
označení bytové jednotky

6+kk
mezonet
dispozice

336,7 m²
výměra bytu



9M
orientace

9.NP

NAZEV/MÍSTNOSTI
NAME OF ROOMS

PLOCHA m²
AREA m²

01 chodba
corridor
02 ložnice
bedroom
03 koupelna
bathroom
04 WC
toilet
05 šatna
dressing room

46,5
29,7
8,3
2,2
5,6

MÍSTNOSTICELKEM
TOTAL AREA OF ROOMS

92,3

PODLAHOVÁ PLOCHA
GROSS FLOOR AREA

102,0

06 terasa
terrace
PLOCHA CELKEM
TOTAL AREA

48,6

PODLAHOVÁ PLOCHA
GROSS FLOOR AREA

140,9

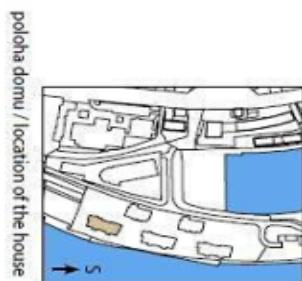
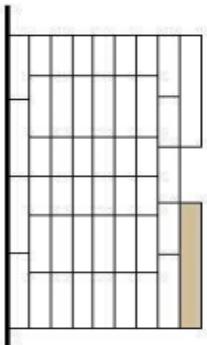


0
5
10

schematické podlaží
schematic floor plan



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



poloha domu / location of the house