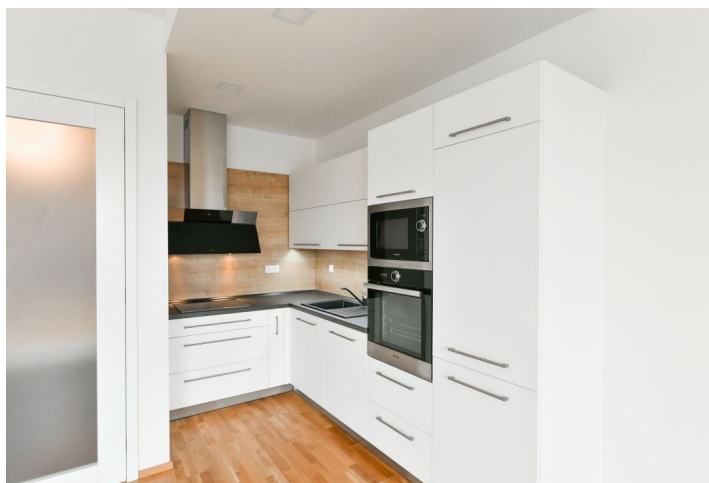




Apartment One-bedroom (2+kk)

Rented

56 m², Prague 7, Holešovice, Sanderova





Apartment One-bedroom (2+kk)

Rented

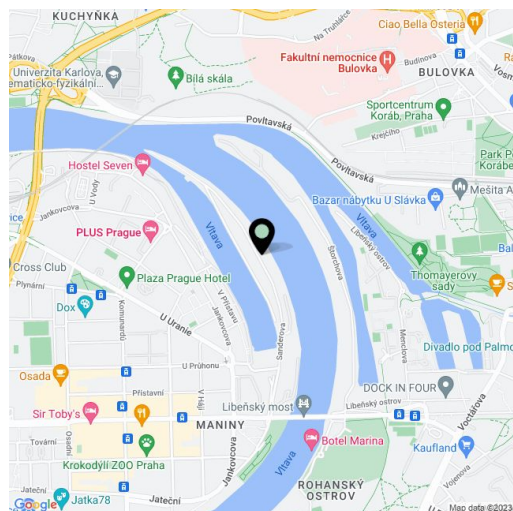
56 m², Prague 7, Holešovice, Sanderova

Total area	61 m²
Floor area*	56 m²
Balcony	5 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	36918
Available from	Immediately

Benefiting from views of the Vltava river and the surrounding greenery, this is a fully furnished 1-bedroom flat with a 6 m² terrace. Situated on the 6th floor in the newly constructed residential project Marina Island, with a 24/7 reception and security plus underground parking, right on the Vltava riverbank, in a fast growing Prague 7 area with quick connections to the city center and full amenities within easy reach. Tram connections to metro stations Palmovka, Nádraží Holešovice and Vltavská.

The interior includes a living room with an open kitchen fully equipped with built-in appliances, a bedroom, bathroom with a shower and toilet, utility room with a washer, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from both main rooms.

Solid wood floors, tiles, French floor-to-ceiling windows, security entry door, automatic external blinds, video entry phone, **cellar**, lift. One **garage parking** space included. There is a bike path leading to the city center and the Trója neighborhood. Deposit for common building charges CZK 4,400/month. Electricity will be transferred to the tenant's name. Possible to furnish at a higher rent.



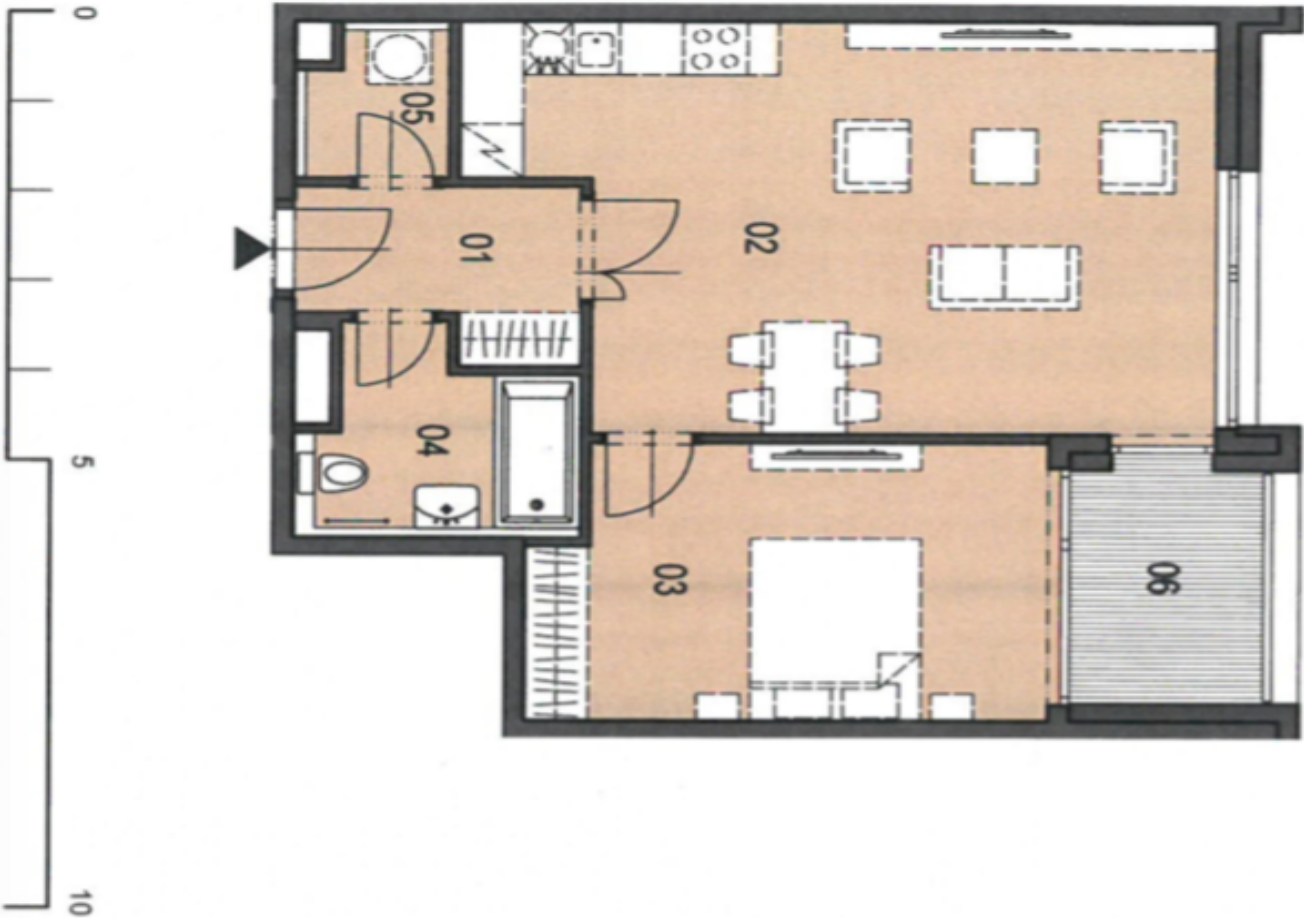
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment One-bedroom (2+kk)

Rented

56 m², Prague 7, Holešovice, Sanderova



NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m² AREA m²
01 hala hall	4,6
02 obývací pokoj, kuchyně living room, kitchen	29,5
03 pokoj room	14,9
04 koupelna + WC bathroom + toilet	4,7
05 komora lumber room	2,2
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	55,9
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	58,6
06 balkon balcony	5,0
PLOCHA CELKEM TOTAL AREA	60,9