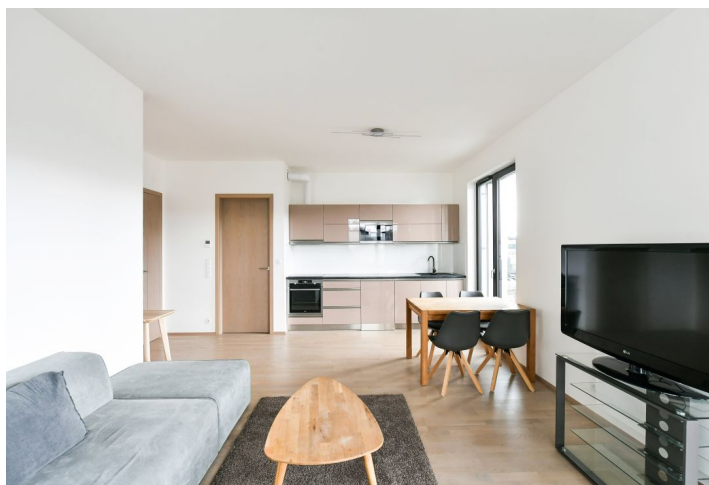




## Apartment One-bedroom (2+kk)

Rented

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





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Rented

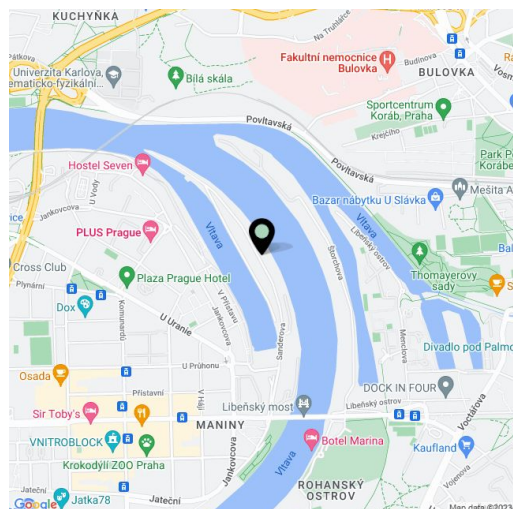
55 m<sup>2</sup>, Prague 7, Holešovice, Sanderova

Total area	61 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, heating, and water: CZK 5,000. Electricity is billed separately.
Reference number	100828
Available from	Immediately

Benefiting from views of the Vltava River and the surrounding greenery, this fully furnished 1-bedroom apartment with an enclosed balcony is on the second floor of the Marina Island residential project. With a 24/7 reception and security plus underground parking, located 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 Rohan Island Driving Range is also nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom, a bathroom with a bathtub and a toilet, a utility room, and an entrance hall.

**Hardwood floors**, tiles, automatic exterior blinds, central heating, washing machine, AEG kitchen appliances, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**. A **garage parking** space is included. Project amenities also include a private garden, guest parking, a gym (free of charge), a place for barbecues, a bike rental, and a nearby bike path leading to the Trója neighborhood.



\* 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.