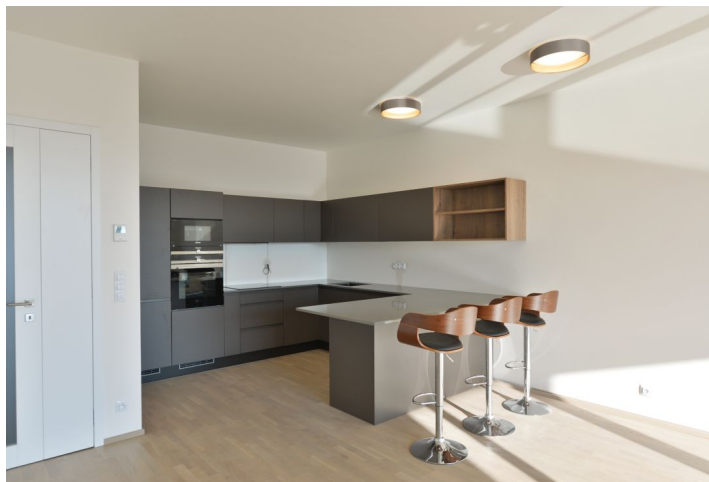




## Apartment Two-bedroom (3+kk)

€ 838 071 | CZK 19 900 000

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





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Total area	97 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	B
Reference number	100931

This well-equipped apartment with 2 terraces and beautiful unobstructed views of the Vltava River, the surrounding greenery, and the elegant Libeň Bridge is located on the 7th floor of the modern Marina Island residential complex with a private garden, 24-hour reception, security, and underground parking, where 2 spaces are reserved for the apartment. A popular neighborhood with everything you need at your fingertips and excellent transport links.

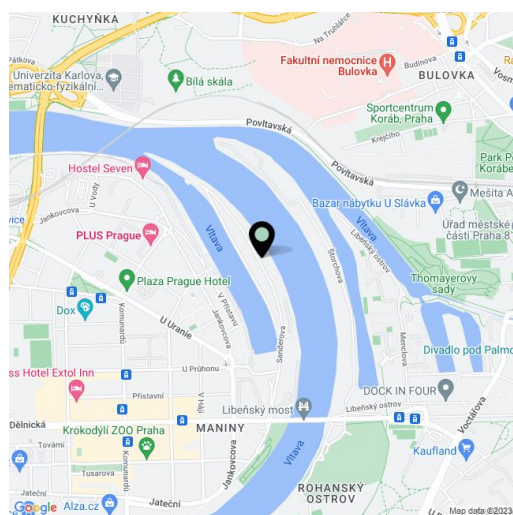
The practical layout offers a living room connected to the kitchen and an east-facing terrace, 2 bedrooms with access to the west-facing terrace, a bathroom (with a bathtub, shower, and toilet), a separate toilet, a utility room, and an entrance hall.

The complex was completed in 2018. The high-standard facilities include wooden floors, large-format windows with electrically controlled front window blinds, a security entrance door, a video telephone, and a central switch. The kitchen is equipped with brand-name built-in appliances (including a dishwasher and an induction hob), and built-in wardrobes with storage space. The unit includes 2 garage spaces and a large cellar, both accessible by elevator. The building is well-secured with a reception, security, and a camera system.

The project, surrounded by landscaped greenery, is located on the Holešovice peninsula in a place with everything you need. Nearby are schools ranging from a kindergarten to a high school, many shops, bistros, cafes, and restaurants. The La Fabrika theatre, the DOX gallery, and the future concert hall of the Czech Philharmonic are close-by. There is a bike path and a golf course in the vicinity of the complex. The city center and metro stations (Palmovka, Nádraží Holešovice, and Vltavská) are only minutes away by tram.

Floor area 97.1 m<sup>2</sup>, terraces total 21 m<sup>2</sup> (11 m<sup>2</sup> and 10 m<sup>2</sup>), cellar 13.5 m<sup>2</sup>.

Currently leased until June 30th, 2023.





# Apartment Two-bedroom (3+kk)

€ 838 071 | CZK 19 900 000

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

**3+kk**  
dispozice

**92,6 m<sup>2</sup>**  
výměra bytu

orientace

směr k řece

NAZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m <sup>2</sup> AREA m <sup>2</sup>
01 hala hall	11,2
02 obývací pokoj, kuchyně living room, kitchen	37,7
03 pokoj room	17,1
04 pokoj room	15,7
05 koupelna + WC bathroom + toilet	6,1
06 WC toilet	2,1
07 komora lumber room	2,7
<b>MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS</b>	<b>92,6</b>
<b>PČD, AHOVÁ PLOCHA GROSS FLOOR AREA</b>	<b>97,1</b>
09 balkon balcony	11,2
10 balkon balcony	9,7
<b>PLOCHA CELKEM TOTAL AREA</b>	<b>113,5</b>

poloha domu / location of the house

schématický řez  
(zhotovený od ležby)  
schematic section  
(view from the north)

schéma podlaží

Úpůsobení: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plátech bytů (nabýtek, kuchařka, linka, at. sportovní a další) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.  
 Note: The drawing is for illustration only. The set up of interior furniture, kitchen, etc., featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (4.5.2016)