



## Apartment Studio (1+kk)

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

Rented





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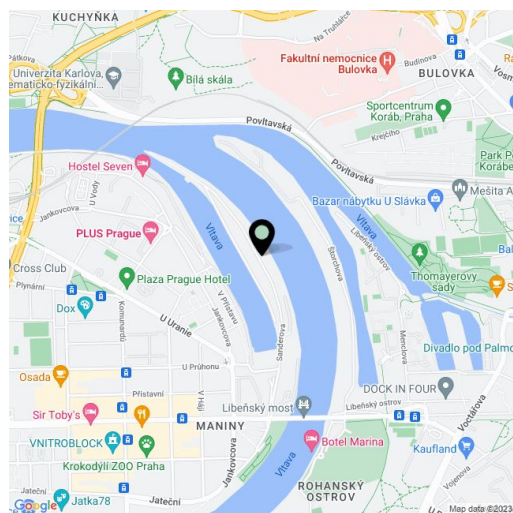
Rented

Total area	46 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	27050
Available from	Immediately

Benefiting from views of the Vltava River and the surrounding greenery, this studio apartment with a balcony is on the third floor of the newly constructed residential project Marina Island, with 24/7 reception and security plus underground parking. Located 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 / bedroom with a fully fitted open kitchen and floor-to-ceiling windows opening onto the balcony, bathroom with bathtub and toilet, walk-in closet with utility area, and entrance hall.

Wooden floors, tiles, large format windows, security entry door, built-in wardrobe, washing machine, dishwasher, video entry phone, chip entry to the building, lift. Project amenities also include guest parking, barbecue point, bike rental, and bike path leading to Trója neighborhood. Common building charges, water and heating CZK 3500 per month. Electricity is billed separately.



\* 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.