



## Apartment Two-bedroom (3+kk)

Rented

84 m<sup>2</sup>, Praha 7, Holešovice, Sanderova





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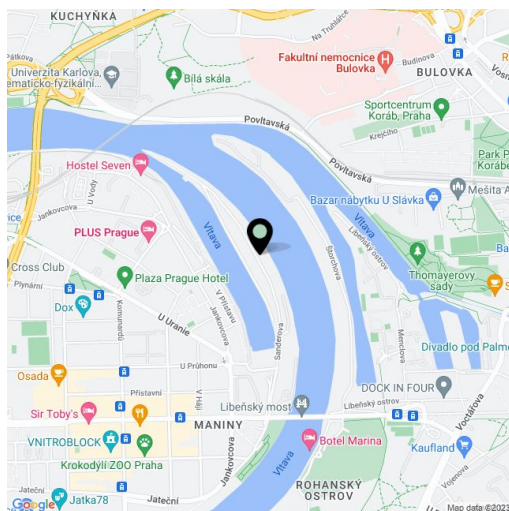
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Total area	101 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27079
Available from	Immediately

Benefiting from beautiful unobstructed views of the Vltava River and surrounding greenery is this brand new 2-bedroom flat with a 17 m<sup>2</sup> terrace. Situated on the sixth floor of the newly constructed residential project Marina Island, with 24/7 reception and security, camera system 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 two separate bedrooms, a living room with a fully fitted open kitchen and **terrace** overlooking the river, bathroom with bath and toilet, utility room, guest toilet, and entrance hall with built-in storage.

Wooden floors, tiles, French windows, security entry door, wardrobes in one bedroom, automatic outdoor blinds, **central switch**, dishwasher, video entry phone, cellar, lift. One **garage parking space** included. Project amenities also include a private garden, guest parking, barbecue point, bike rental, and bike path leading to Trója neighborhood. Deposit for common building charges, water and heating approx. CZK 6000 per month. Electricity is billed separately. Interior 84 m<sup>2</sup>, terrace 17 m<sup>2</sup>.



\* 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.