



## Apartment One-bedroom (2+kk)

Rented

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





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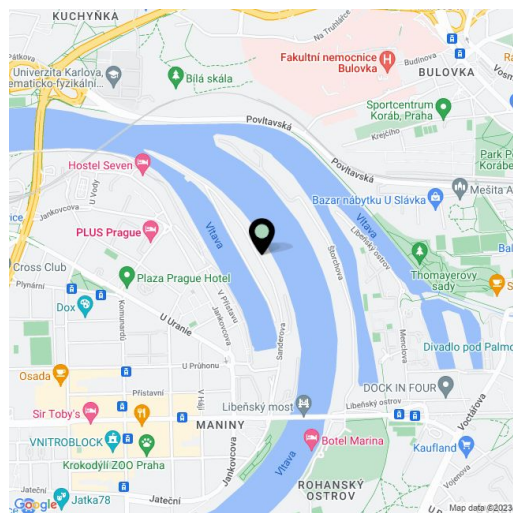
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Total area	71 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, and heating CZK 6,700/month. Electricity - transferred to the tenant.
PENB	B
Reference number	29171
Available from	Immediately

Benefiting from views of the Vltava River and the surrounding greenery, this unfurnished apartment with an 11 sq. m. terrace is situated on the 5th floor of the newly constructed Marina Island residential project 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 the Palmovka, Nádraží Holešovice, and Vltavská metro stations.

The interior includes one bedroom, a living room with a fully fitted quality kitchen and floor-to-ceiling windows, a bathroom with a bathtub and toilet, a walk-in closet with a utility area, and an entrance hall. The terrace is accessible from both main rooms.

Hardwood parquet floors, tiles, French windows, security entry door, Sýkora kitchen, automatic exterior blinds, video entry phone, cellar, elevator. One garage parking space included. There is a bike path around the project that leads to the center and 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.



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