



## Apartment One-bedroom (2+kk)

Rented

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





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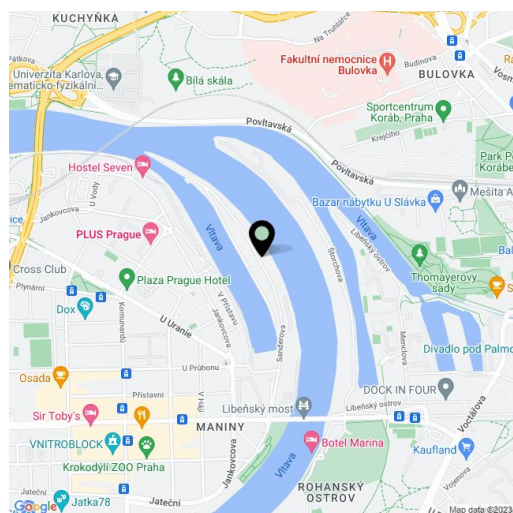
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Total area	60 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29874
Available from	Immediately

Boasting amazing unobstructed views of the Vltava river and the surrounding greenery, this is a brand new, furnished 1-bedroom waterfront apartment with an enclosed balcony. Situated on the sixth floor in the newly constructed residential project Marina Island, 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 metro stations Palmovka, Nádraží Holešovice and Vltavská.

The interior includes one bedroom, a living room with a fully fitted open kitchen and breakfast bar, bathroom (bathtub with a shower screen, sink, toilet), walk-in closet / utility room, and entrance hall. The **enclosed balcony** is accessible from both main rooms.

Quality equipment and furnishings, **hardwood floors**, heated tile floors in the bathroom, French windows, security entry door, external blinds operated by remote control, dishwasher, microwave oven, 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. Service charges, water and heating approx. CZK 4600 per month. Electricity is billed separately. Available from November 2020 at the latest.



\* 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.