



## Apartment One-bedroom (2+kk)

Rented

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





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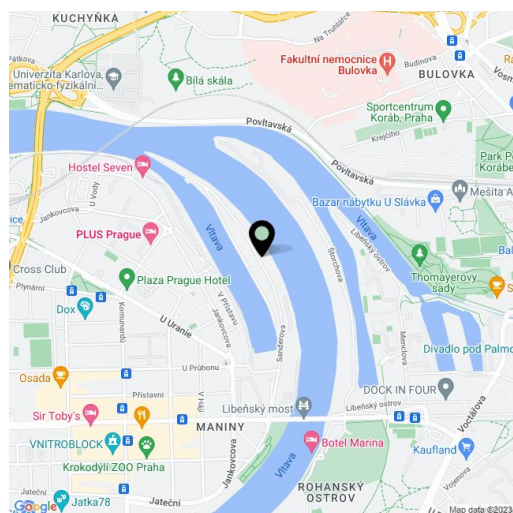
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Total area	56 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30127
Available from	Immediately

Boasting views of the Vltava River and the surrounding greenery, this premium, brand new, furnished 1-bedroom apartment with a balcony is situated on the second 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 part of Prague 7 with quick connections to the city center and full amenities within easy reach. The Palmovka, Nádraží Holešovice, and Vltavská metro stations are a short ride away.

The interior includes a bedroom, a living room with a fully fitted open plan kitchen and a dining area, a bathroom (bathtub, sink, toilet), a utility room, and an entrance hall with built-in wardrobes. The **balcony** is accessible from both main rooms.

Other features include high quality equipment and furnishings, **hardwood floors**, heated tile flooring in the bathroom, French windows, a security entry door, a smart home system, a master switch, automatic external blinds, a washer, a dishwasher, an induction cooktop, a TV, a video entry phone, a **cellar**, and a lift. One **garage parking** space is included. Project amenities also include a private garden, guest parking, a meeting room, a place for barbecues, a bike rental, and a bike path leading to the Trója neighborhood. Service charges, water and heating are approx. CZK 4,200 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.