



## Apartment One-bedroom (2+kk)

Rented

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





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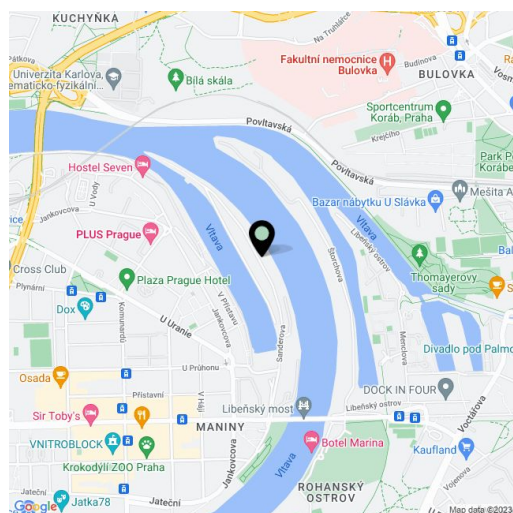
56 m<sup>2</sup>, Praha 7, Holešovice, Sanderova

Total area	61 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30245
Available from	Immediately

Boasting beautiful views of the Vltava River and the surrounding greenery, this tastefully furnished 1-bedroom flat with a balcony is on the 9th floor of the newly constructed Marina Island residential complex. 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 tram ride away.

The interior features one bedroom with built-in wardrobes, a living room with a fully fitted open plan kitchen and dining area, a bathroom with a walk-in shower, a separate toilet, and an entrance hall with built-in storage. The balcony is accessible from both main rooms.

Other features include solid wood floors, tiles, a security entry door, a bio ethanol fireplace, floor-to-ceiling windows, screens, central heating, a washer / dryer, a dishwasher, an induction cooktop, basic kitchenware, a TV, a video entry phone, a 5.5 m<sup>2</sup> cellar, and a lift. One garage parking space is included. Project amenities also include a private garden, guest parking, a place for barbecues, a bike rental, and a bike path leading to the Trója neighborhood. The deposit for service charges, utilities, and Internet is CZK 5,000 per month. Available from April 2020.



\* 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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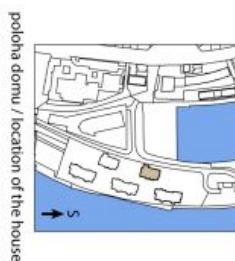
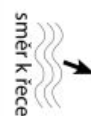
Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybavené zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.  
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (2.1.10.2015)



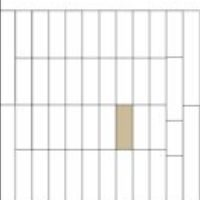
NAZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m <sup>2</sup> AREA m <sup>2</sup>
01 hala hall	4,7
02 obývací pokoj, kuchyně living room, kitchen	29,6
03 pokoj room	14,7
04 koupelna + WC bathroom + toilet	4,6
05 komora lumber room	2,1
<b>MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS</b>	<b>55,7</b>
<b>PODLAHOVÁ PLOCHA GROSS FLOOR AREA</b>	<b>58,6</b>
06 balkon balcony	5,0
<b>PLOCHA CELKEM TOTAL AREA</b>	<b>60,7</b>

**2+kk**  
dispozice

**55,7 m<sup>2</sup>**  
výměra bytu



poloha domu / location of the house



schematický řez  
(pohléd od řeky)  
schematic section  
(view from the river)



schema podlaží  
schematic floor plan

[www.marinaisland.cz](http://www.marinaisland.cz)