



## Apartment One-bedroom (2+kk)

Rented

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





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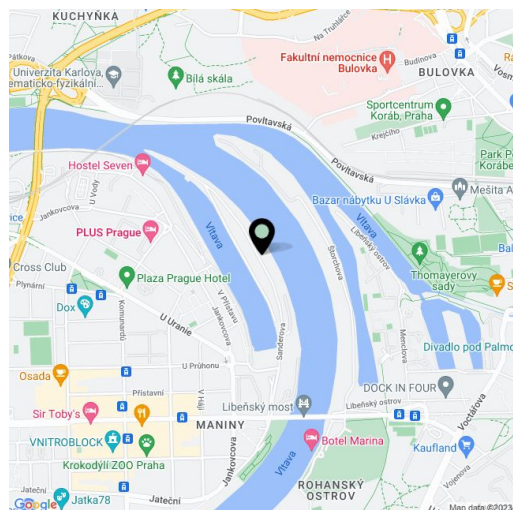
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Total area	57 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30289
Available from	Immediately

Furnished 1-bedroom apartment with an 11 m<sup>2</sup> terrace and an 8 m<sup>2</sup> garden situated on the first floor of the newly constructed Marina Island residential project. With a 24/7 reception and security plus underground parking, right on the Vltava riverbank surrounded by greenery, 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 includes a bedroom with access to the **garden**, a living room with a fully fitted open plan kitchen and **terrace** access, a bathroom with a bathtub and a toilet, a fitted **walk-in closet**, and an entrance hall.

Features include **solid wood floors**, tiles, French windows, a security entry door, automatic external blinds, a heated bathroom floor, a washer, a dishwasher, an induction cooktop, a TV, a video entry phone, a **cellar**, a lift, and chip entry. 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, water, and heating is CZK 4,000 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.