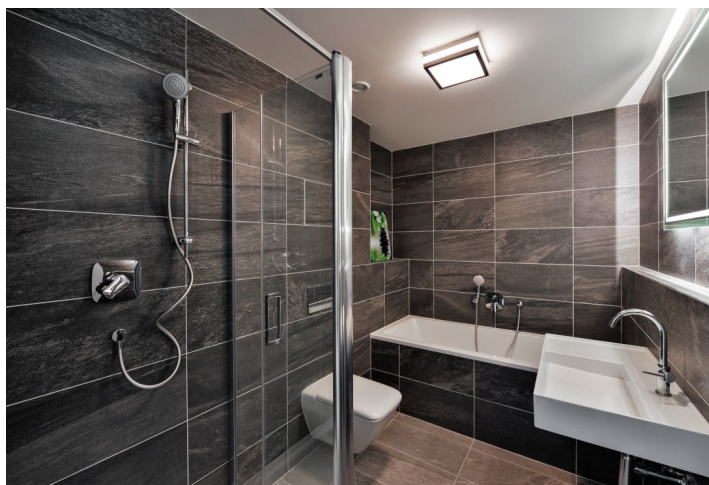




## Apartment Two-bedroom (3+kk)

Rented

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





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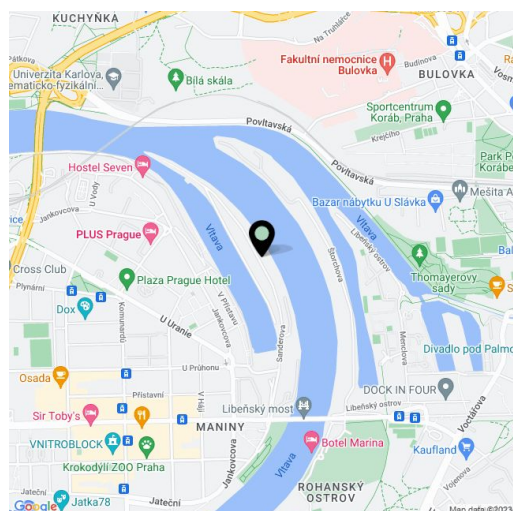
93 m<sup>2</sup>, Prague 7, Holešovice, Sanderova

Total area	114 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30583
Available from	Immediately

Benefiting from wonderful unobstructed views of the Vltava river and the surrounding greenery, this is a brand new 2-bedroom flat with two terraces. Situated on the 7th 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 two bedrooms with **terrace** access, a living room with a fully fitted open kitchen, floor-to-ceiling windows and access to the second **terrace**, bathroom with a bathtub, walk-in shower and toilet, utility room, an additional separate toilet, and entrance hall with built-in wardrobes.

**Solid wood floors**, tiles, security entry door, automatic external blinds, washer, dryer, dishwasher, induction oven, microwave oven, video entry phone, master switch, 13.5 m<sup>2</sup> **cellar**, lift. **Two garage parking spaces** included. Project amenities also include a private garden, guest parking, barbecue point, bike rental, and bike path leading to Trója neighborhood. Deposit for service charges, water and heating CZK 7000 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.