



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	84 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking place
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31058

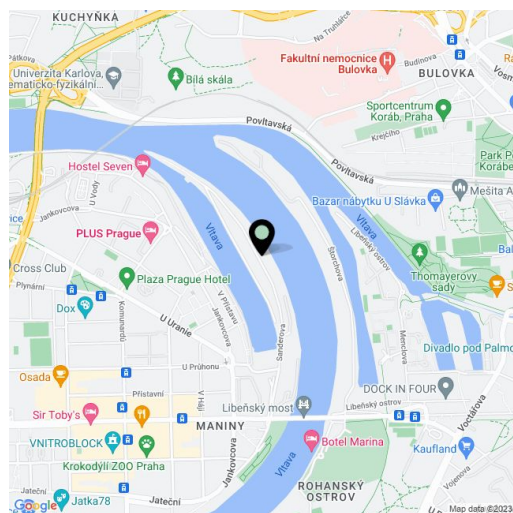
This new air-conditioned apartment with a balcony and a soothing view of the slowly flowing river is located on the 4th floor of a modern apartment building in the unique Marina Island project with a 24-hour reception and a camera system.

The large living room with a preparation for a kitchen and an **east-facing balcony** is connected by a sliding door to the adjoining room. There is also a bedroom with an en-suite bathroom (with a shower), an entrance hall, a second bathroom (with a bath), and a pantry.

The facilities include air conditioning in both rooms connected to the central system, **three-layer Magnum oak floors**, large-format tiles, **Hanák doors with concealed hinges and magnetic locks**, or triple-glazed insulated windows and a preparation for an electrically controlled outdoor blinds. The apartment comes with a **garage parking place** and a cellar.

The project is set between the embankment and a dead-end street. There is a full spectrum of urban amenities - kindergartens, schools, a college, cafes and restaurants, shops, a post office, DOX and La Fabrika cultural centers, a fitness center, and the **Marina Golf Club**. A bike trail is close to the house. A tram stop with direct links to the center and to the Vltavská, Palmovka, or Nádraží Holešovice metro stations is a 3-minute walk away.

Usable area 79 m<sup>2</sup>, balcony 5 m<sup>2</sup>, cellar approx. 5.4 m<sup>2</sup>.



\* 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.