



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	58 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage parking place
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31059

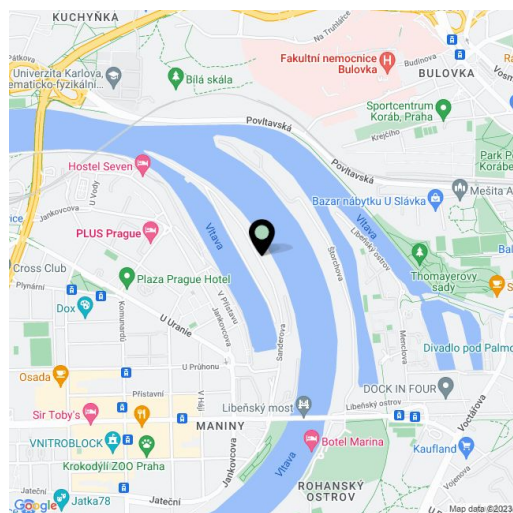
This new air-conditioned apartment with a balcony and a soothing view of the slowly flowing river is located on the 1st floor of a modern apartment building in the unique Marina Island residential project with a 24-hour reception and a camera system.

The living room with a preparation for a kitchen and an **east-facing balcony** is connected by a sliding door with the bedroom, which also has balcony access. There is also an entrance hall, a bathroom, and a pantry.

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

The project is located between the embankment and a dead-end street. There are complete urban amenities - kindergartens, schools, a high school, cafes and restaurants, shops, a post office, the DOX and La Fabrika cultural centers, a fitness center, and the **Marina Golf Club** nearby. There is a bike trail close to the building. 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 55 m<sup>2</sup>, balcony 3.2 m<sup>2</sup>, cellar approx. 4.3 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.