



## Apartment One-bedroom (2+kk)

Rented

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





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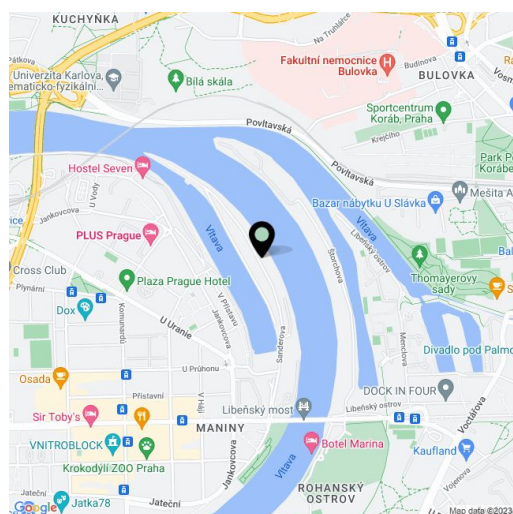
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Total area	61 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and electricity consumption CZK 6,500 per month.
PENB	B
Reference number	33405
Available from	01.04.2026

Boasting beautiful unobstructed views of the Vltava River and the surrounding greenery, this furnished apartment with a balcony is on the 5th floor of the new Marina Island residential project with a 24/7 reception and security plus underground parking, located 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 ride away. The Driving Range Rohan Island is located just a few min. drive from the building.

The interior includes a living room with a fully fitted open plan kitchen and dining area, a bedroom, a bathroom (bathtub with a shower screen, toilet), a utility/storage room, and an entrance hall. The **balcony** is accessible from both the bedroom and the living room.

**Hardwood floors**, tiles, French windows, security entry door, central heating, automatic exterior blinds, a heated bathroom floor, dishwasher, an induction cooktop, oven with microwave, video entry phone, **cellar**, elevator. A **garage parking** space is included. There is a bike path leading to the city center and the Trója neighborhood.



\* 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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