



## Apartment One-bedroom (2+kk)

Rented

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





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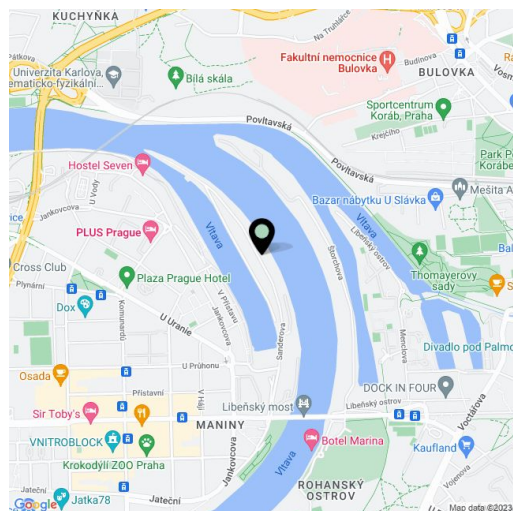
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|                  |                   |
|------------------|-------------------|
| Total area       | 61 m <sup>2</sup> |
| Floor area*      | 55 m <sup>2</sup> |
| Balcony          | 6 m <sup>2</sup>  |
| Parking          | Garage parking.   |
| Garage           | Yes               |
| Cellar           | Yes               |
| PENB             | B                 |
| Reference number | 33405             |
| Available from   | Immediately       |

Boasting beautiful unobstructed views of the Vltava River and the surrounding greenery, this furnished 1-bedroom 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 a 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 external blinds, a heated bathroom floor, dishwasher, an induction cooktop, oven with microwave, video entry phone, **cellar**, lift. A **garage parking** space is included. Project amenities also include a private garden, guest parking, a meeting room, 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.



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