



Apartment One-bedroom (2+kk)

€ 931 | CZK 23 000

55.7 m², Prague 7, Holešovice, Sanderova





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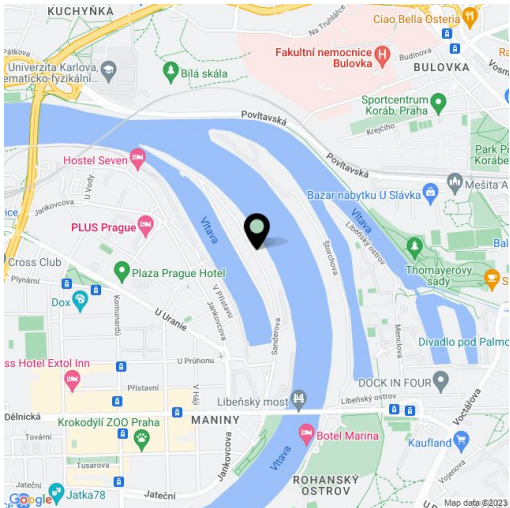
55.7 m², Prague 7, Holešovice, Sanderova

Total area	61 m²
Floor area*	56 m²
Balcony	5 m²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	39234
Available from	Immediately

Boasting beautiful views of the Vltava River and the surrounding greenery, this furnished 1-bedroom apartment with a balcony is on the 7th floor of the 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 offers a living room with a fully fitted open plan kitchen and a dining area, a bedroom with built-in wardrobes, a bathroom (bathtub, toilet), a utility room, and an entrance hall. The **balcony** is accessible from both the bedroom and the living room.

Hardwood floors, tiles, security entry door, central heating, automatic exterior blinds, dishwasher, induction cooktop, garden furniture, TV, UPC connection, lift. A **garage parking** space is available at CZK 2,000/month. Project amenities also include a private garden, guest parking, a gym (free of charge), a place for barbecues, a bike rental, and a nearby bike path leading to the Trója neighborhood. The deposit for service charges, water, and heating is CZK 4,000 per month for two persons. Electricity is billed separately.



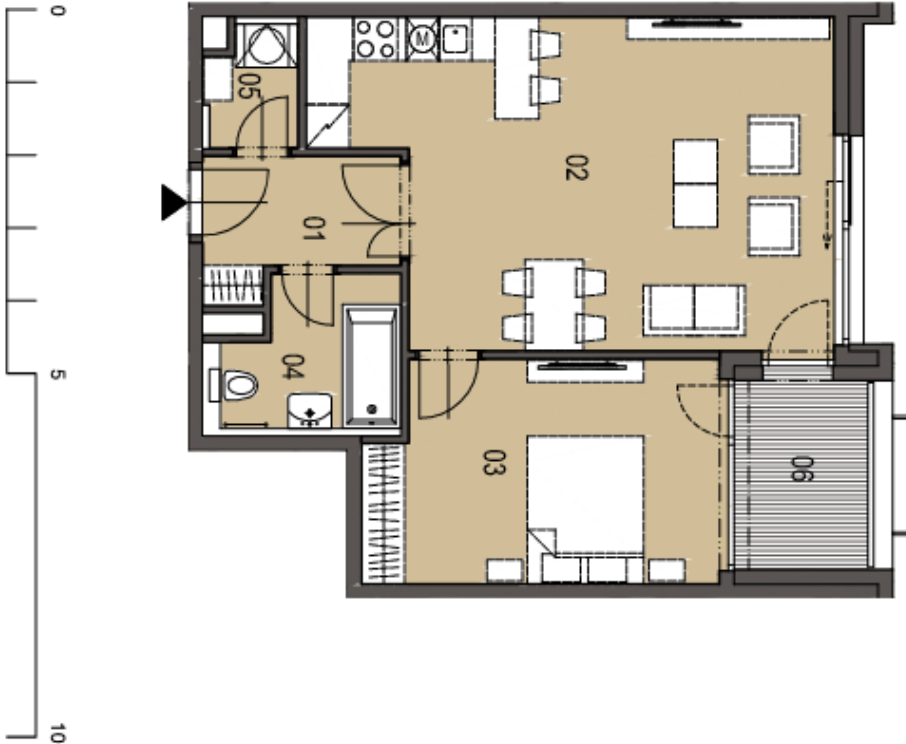
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m² AREA m²
01 hala hall	4,7
02 obývací pokoj, kuchyně living room, kitchen	29,6
03 pokoj room	14,7
04 koupelna + WC bathroom + toilet	4,6
05 komora lumber room	2,1
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	55,7
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	58,6
06 balkon balcony	5,0
PLOCHA CELKEM TOTAL AREA	60,7