



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	118 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	2x XL garage parking spaces
Cellar	Yes
Service price	7 706 CZK monthly
PENB	B
Reference number	41700

This modern apartment with 2 balconies and beautiful views of the river is located on the 6th floor of a nine-story building that is part of the Marina Island premium project in Prague 7 - Holešovice, just a few steps from a golf club, in an area full of cafes, bistros, and culture. The apartment comes with 2 garage parking spaces.

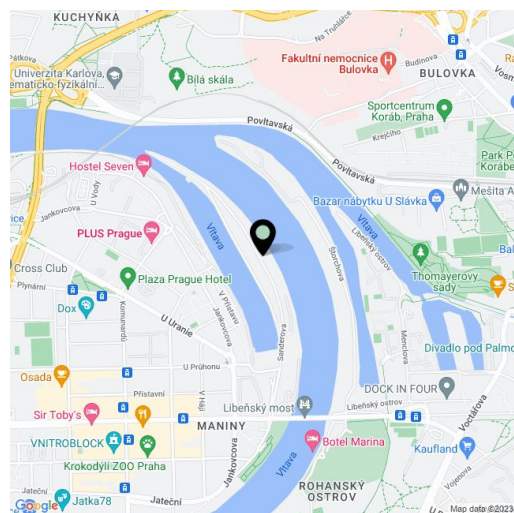
The living room is connected to the kitchen and dining room with large glass sliding doors leading to a **covered balcony** providing an unobstructed **view of the river** as if from a **ship's deck**. On the opposite side of the apartment is a quiet area with 2 bedrooms, a dressing room, a bathroom (with a bathtub and shower), a separate toilet, and a closet with a connection for a washing machine. The entrance to the apartment is through a spacious hall.

Facilities include **hardwood oak three-layer floors**, energy-efficient triple-glazed windows and balcony doors with external electric **shutters**, **Armony** Italian kitchen, Kuppertsbusch appliances, Dekton worktop and tiling, Hanák interior veneer doors, **underfloor heating** in the bathroom, **Hansgrohe** faucets, **Laufen** sanitary ware, a **Hüppe** shower enclosure, and a **Riho** bathtub. There are built-in wardrobes in the hall and in 1 bedroom. The purchase price includes 2 garage spaces and an adjoining **cellar storage unit**. The residence offers a private **fitness center**, a lounge, a central entrance through the **reception**, CCTV, security, and an automatic car and bike **wash** in the garage.

The successful residential complex was completed in 2018 on the site of a former port. The project naturally blends in with the original development of Holešovice, which has an advanced infrastructure. Within walking distance, there are schools including the prestigious Duhovka **Montessori high school**, bistros, cafes, the **La Fabrika** theater, the **DOX** Center for Contemporary Art, the **Vnitroblok** creative center, many shops and restaurants, a golf club, or **tennis courts**. You can easily get to a **bike path** that connects the whole of Prague. Getting to the city center is fast whether by car, scooter, bike, or public transport. Tram stops are a short walk from the building, as are the Palmovka, Nádraží Holešovice, or Vltavská metro stations.

Floor area 97.1 m<sup>2</sup>, balconies 11.6 m<sup>2</sup> and 9.7 m<sup>2</sup>, cellar 12.9 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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1	Hala	11,2 m <sup>2</sup>
2	Obývací pokoj + kuchyň	37,7 m <sup>2</sup>
3	Pokoj	17,1 m <sup>2</sup>
4	Pokoj	15,7 m <sup>2</sup>
5	Koupelna + WC	6,1 m <sup>2</sup>
6	WC	2,1 m <sup>2</sup>
7	Komora	2,7 m <sup>2</sup>
<b>Místnosti celkem</b>		<b>92,6 m<sup>2</sup></b>
<b>Podlahová plocha</b>		<b>97,1 m<sup>2</sup></b>
8	Balkon	11,6 m <sup>2</sup>
9	Balkon	9,7 m <sup>2</sup>
<b>Celková plocha</b>		<b>113,9 m<sup>2</sup></b>

