



Apartment One-bedroom (2+kk)

Sold

58.6 m², Praha 7, Holešovice, Sanderova





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Total area	64 m ²
Floor area*	59 m ²
Balcony	5 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	4 861 CZK monthly
PENB	B
Reference number	34774

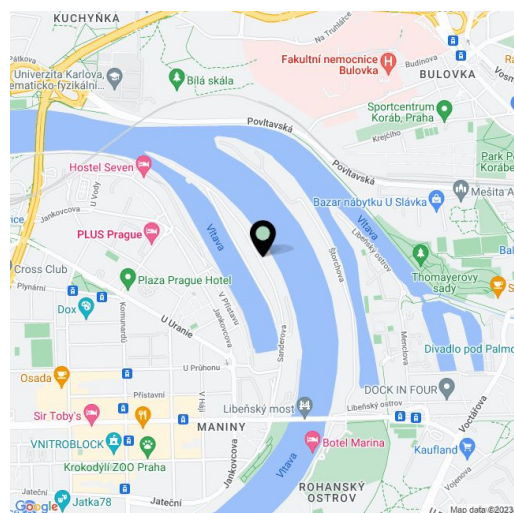
This designer, fully equipped air-conditioned apartment with a balcony and beautiful views of the Vltava River and the surrounding greenery is located on the 8th floor of the Marina Island modern residential complex with a 24/7 reception, security, a camera system, a gym, a car wash, and underground parking, where the apartment's 1 parking spot is located. A pleasant place by the river on the Holešovice peninsula, in a developing area on the border of Prague 7 and 8, providing fast transport connections to the city center and full civic amenities within easy reach.

The functional layout consists of a living room with an open plan kitchen and dining area, 1 bedroom, a bathroom with a shower, a separate toilet, and an entrance hall. In both rooms, a French window leads to a **balcony facing east towards the river**.

The project was completed in 2018. The interior in a minimalist style was equipped with built-in furniture providing plenty of storage space in cooperation with a **designer**. The apartment is offered including all the equipment shown in the photographs. **Concrete walls, air-conditioning built into the ceiling, balcony doors with insect nets**. The living room and hall are equipped with Philips Hue **smart lighting**. The purchase price includes **1 garage space and a cellar storage unit**.

A convenient location with everything you need at your fingertips. There are restaurants, cafes, bistros, a supermarket, or a pharmacy within walking distance, and in a few minutes you can take the tram to the Palmovka, Nádraží Holešovice, and Vltavská metro stations. The surroundings offer a **wide range of sports activities**: on the **golf course, tennis courts, running track, or safe bike path** along the Vltava River.

Floor area 58.6 m², balcony 5 m², cellar 5.5 m².



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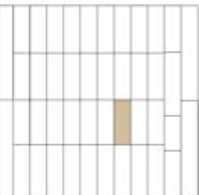
2+kk dispozice	58,6 m² výměra bytu		
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NAZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	4,7
02 obývací pokoj, kuchyně living room, kitchen	29,6
03 pokoj room	14,7
04 koupelna + WC bathroom + toilet	4,6
05 komora lumber room	2,1
PODLAHOVÁ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



poloha domu / location of the house



schematický řez
(profil od řeky)
schematic section
(view from the river)



schema podlaží
schematic floor plan

Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vybavené zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.
Note: This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard. (21.10.2015)

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