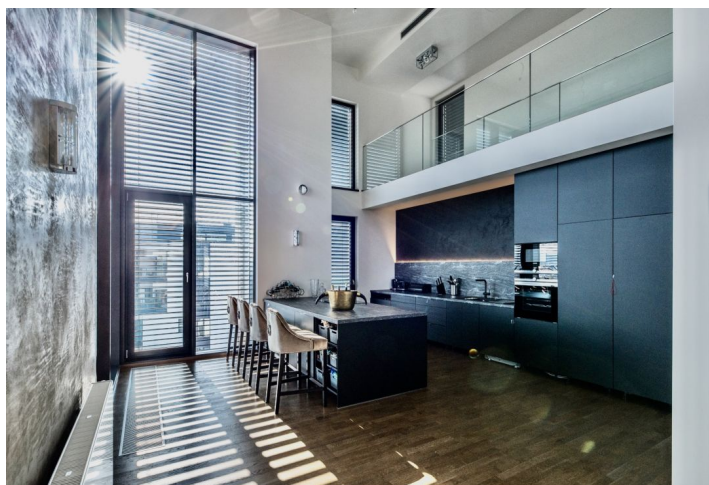




Apartment Five-bedroom (6+kk)

Sold

326 m², Prague 7, Holešovice, Sanderova





Apartment Five-bedroom (6+kk)

Sold326 m², Prague 7, Holešovice, Sanderova

Total area	588 m ²
Floor area*	326 m ²
Terrace	262 m ²
Parking	3 000 000
Garage	Yes
Cellar	Yes
Service price	16 200 CZK monthly
PENB	B
Reference number	34914

This unique air-conditioned penthouse with 3 terraces, 2 balconies, beautiful views of the city, the river, and the greenery and with a total of 4 parking spaces is located on the 8th and 9th floors of the high-quality Marina Island residential project in the Prague district of Holešovice. Comfortable living close to the city center with not only unique views, security, and privacy but also excellent transport accessibility and a wide range of cultural, social, and sports activities.

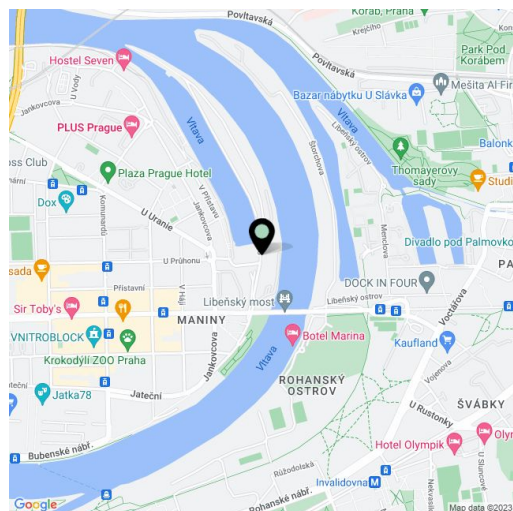
The 109 sq. m. open living space is followed by a kitchen with a double height ceiling, a balcony with direct views of the river, and a more than one hundred-meter terrace with a pergola, a grill, a seating area, and a preparation for a pool. There is also a master bedroom with an en-suite bathroom and balcony, 2 bedrooms, a bathroom, a separate toilet, and 2 closets. The upper floor features 2 bedrooms with a shared balcony with city views, a spacious bathroom, 2 dressing rooms, and a rooftop terrace where you can create a wellness area with a sauna, hot tub, and shower. On the lower large terrace, there is storage space for garden furniture.

Premium facilities include air-conditioning, three-layer Magnum oak floors, large-format tiles, Hanák interior doors with concealed hinges and magnetic locks, aluminum windows with insulated triple glazing and exterior electrically operated blinds, or top-quality Siemens kitchen appliances. The unit comes with 2 parking spaces in a lockable garage, 2 parking spaces in a common garage, and a large cellar. Reception, 24-hour security and CCTV contribute to the high level of security. Residents can use a private fitness center, a car wash, and a park with a playground.

Complete civic amenities are close-by: kindergartens and elementary schools, a private high school, countless cafes and restaurants, shops, a golf course, and other opportunities for relaxation and active recreation. A 3-minute walk away is a tram stop with quick connections to the Vltavská, Nádraží Holešovice, and Palmovka metro stations, and the city center is just a few minutes away by public transport, by car, or by bike along a convenient bike path that travels through the greenery of Rohanský Island.

Interior 325.8 m², balcony 11.8 and 17.3 m², terraces 113.7, 37.2 and 82.3 m², cellar 23 m².

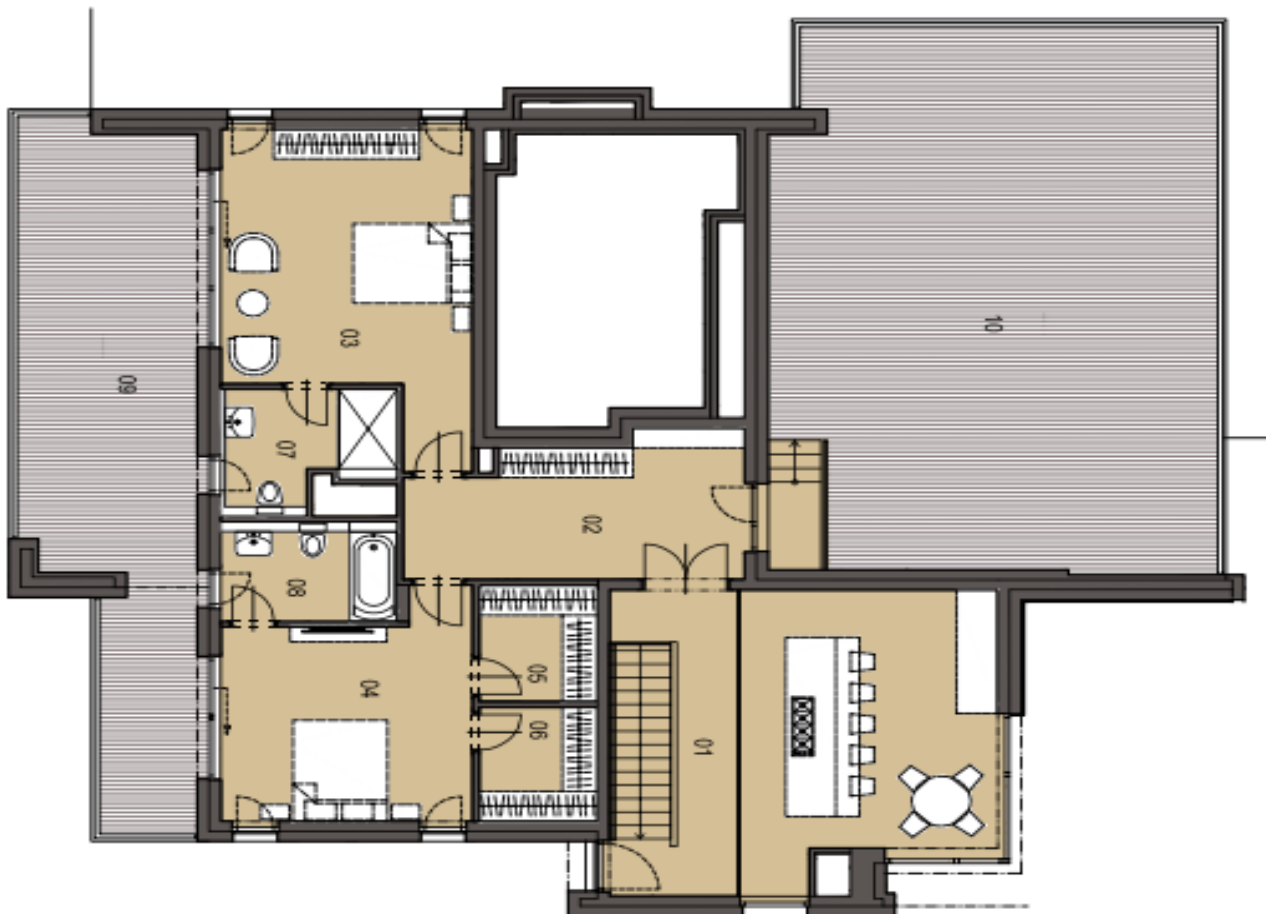
In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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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NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	15,4
02 obývací pokoj, kuchyňe living room, kitchen	108,4
03 ložnice bedroom	25,8
04 ložnice bedroom	21,5
05 ložnice bedroom	14,3
06 komora lumber room	3,2
07 chodba corridor	6,7
08 koupelna bathroom	5,8
09 koupelna bathroom	7,2
10 WC toilet	1,9
11 komora lumber room	2,0
12 komora lumber room	2,9
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	215,1
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	226,5
13 balkon balcony	11,8
14 balkon balcony	17,0
15 terasa terrace	113,7
PLOCHA CELKEM TOTAL AREA	357,6

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NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m ² AREA m ²
01 chodba corridor	14,0
02 chodba corridor	15,4
03 ložnice bedroom	24,6
04 ložnice bedroom	18,3
05 šatna dressing room	4,6
06 šatna dressing room	4,6
07 koupelna bathroom	6,2
08 koupelna bathroom	5,9
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	93,6
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	99,1
09 terasa terrace	37,2
10 terasa terrace	82,3
PLOCHA CELKEM TOTAL AREA	213,1





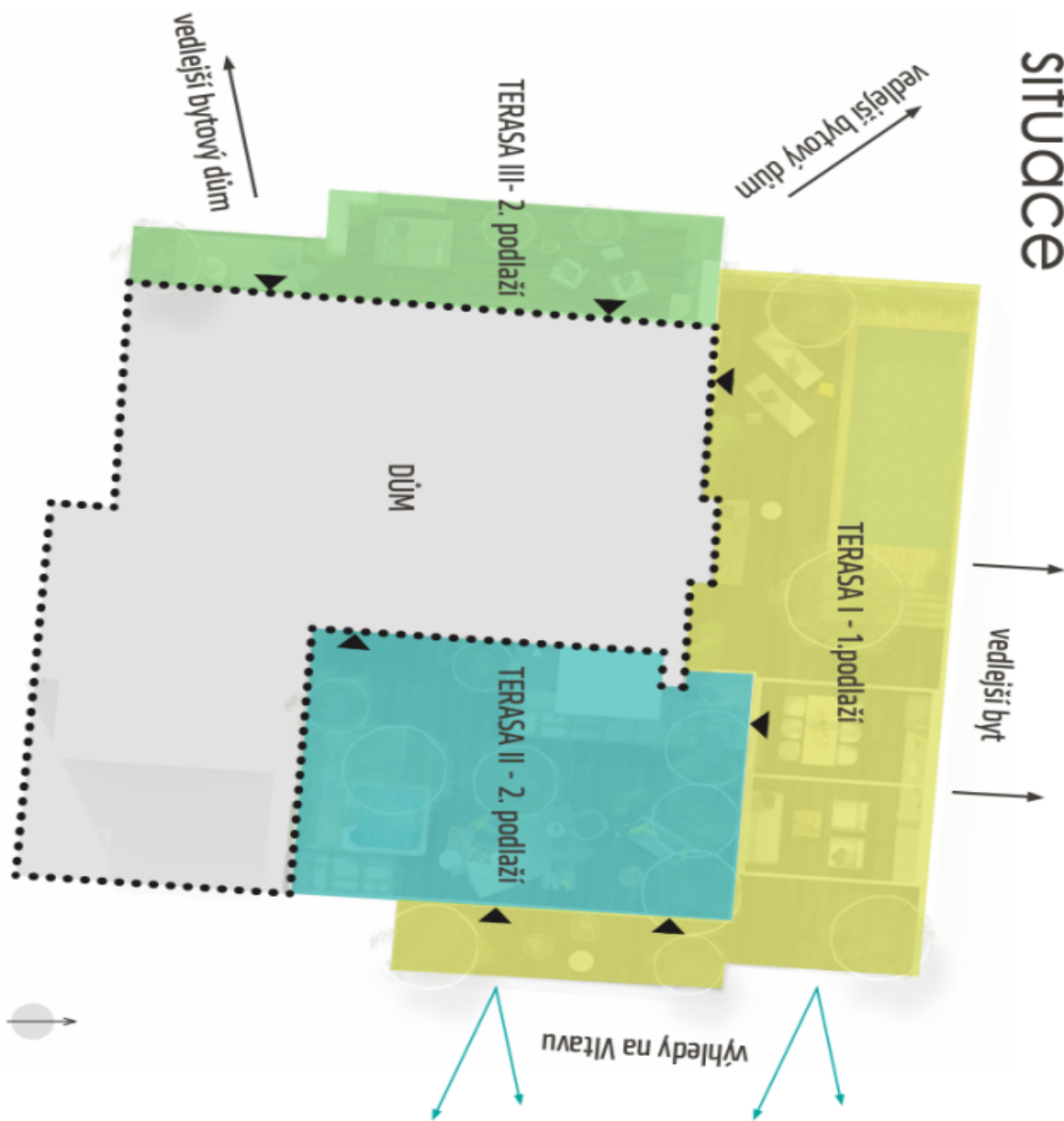
Apartment Five-bedroom (6+kk)

326 m², Prague 7, Holešovice, Sanderova

Sold

konceptní studie

situace



TERASA I - HLAVNÍ TERASA

POBÝT U BAZÉNU
VÍCEKEMENÝ V NADOBÁCH
ZELÉNE STĚNY - ODCLOUENÍ
SEZENÍ POD PÉRIÓDOU
VÝHLEDY NA VITAVU
VENKOVNÍ KUCHYŇ

TERASA II - SPA TERASA

SALINA
JACUZZI S TERASOU NA LEŽENÍ
VENKOVNÍ SPRŮCHA
SKUPINÁ NÁDOB - ODCLOUENÍ
SEZENÍ S VÝHLEDY
OTULNOST A RELAX
ROSTLINY MEZI NÁŠLAPY

TERASA III - RELAX TERASA

DAVBĚD - HOUPIKÁČKA
ROMANTICKÉ SEZENÍ PRO DVA
VODNÍ PŘEVK - ZVUK VODY
ODCLOUENÍ POMOCÍ POPÍNAKY
ROSTLINY V NADOBÁCH
PROSTOR PRO DĚTI



Apartment Five-bedroom (6+kk)

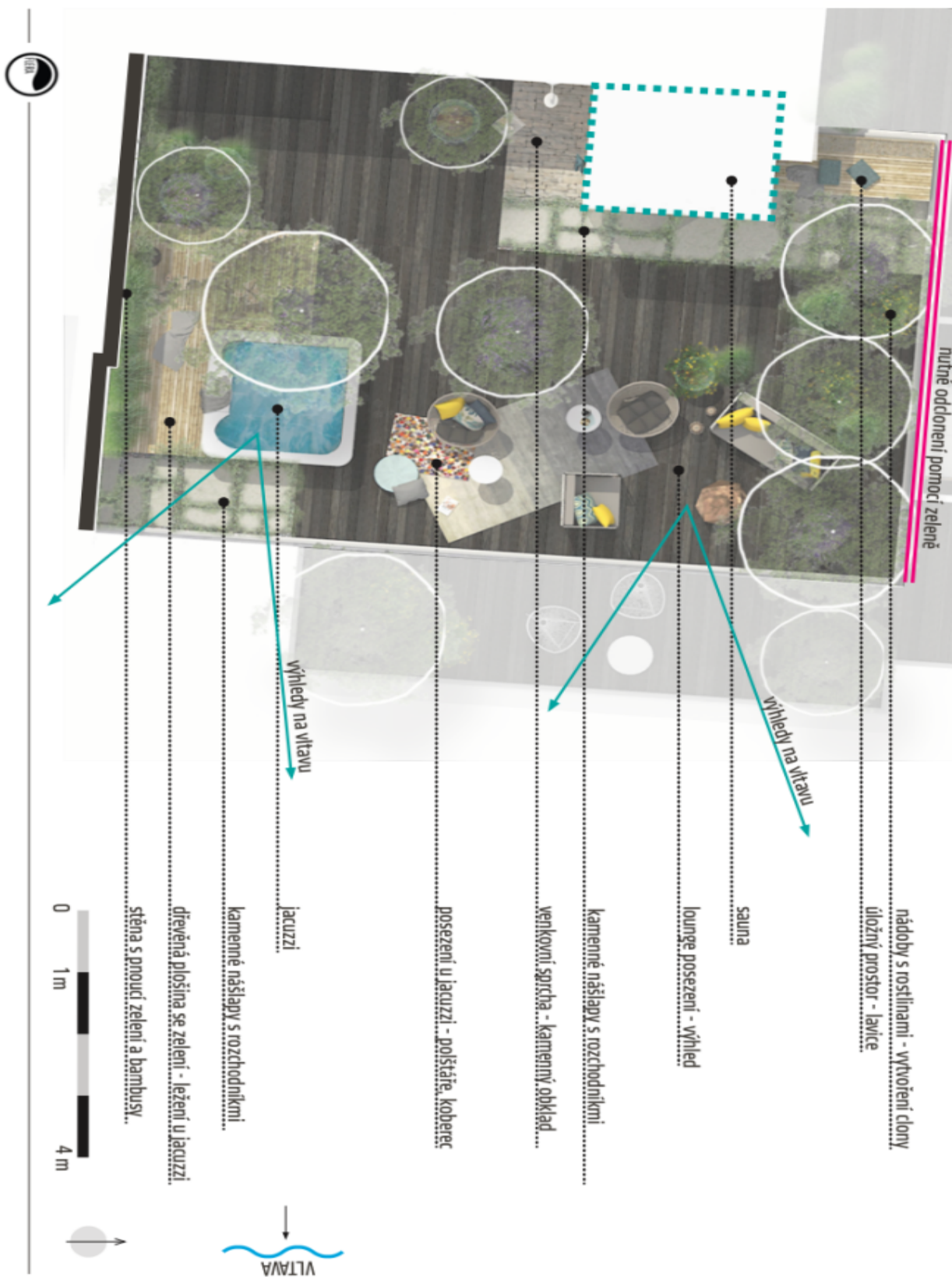
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konceptní studie

TERASA II.

SPA TERASA





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Sold

