



Three-bedroom Apartment

198 m² Praha 7, Sanderova

3 200 € per month



Layout Three-bedroom	Area 198 m²	Land 22.7 m²	Terrace 51.5 m²	Parking 2x garage
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Generous two-story townhouse-style apartment 4+kk of 156.6m² with air conditioning, terraces of 51.1m², a front garden of 22.7m², a large cellar, and two private garages available for long-term rent. The apartment will be available from June 1, 2025.

The two-story apartment 4+kk has a floor area of 147.9m², a large terrace directly above the river measuring 39.5m², and another terrace of 10.6m², with a front garden of 22.7m². The underground floor of 103m² is connected by an interior staircase, featuring a storage room of 34m² and two lockable garage spaces totaling 56m².

The apartment is located on the second floor and can be accessed either from the garage via the staircase or from the building's hallway. The 58m² living room with direct access to the large terrace is equipped with a fully furnished kitchen with Siemens appliances, a spacious kitchen island, and designer lighting. The 39.5m² terrace faces east and can also be entered from the main large bedroom of 24.8m² which includes an en-suite bathroom and a built-in wardrobe along the entire wall.

Price	3 200 €
Floor area	198 m ²
Land	22.7 m ²
Terrace	51.5 m ²
Cellar	34 m ²
Floor	1
Elevator	Ano
Parking	2x garage
Building energy rating	B

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From the hallway, there is access to two more bedrooms, both with large storage spaces, to another bathroom with a shower, toilet, and sink, and to a laundry room with a washer and dryer, and a separate toilet.

All living rooms have air conditioning, electric exterior blinds, and a room thermostat for temperature control, functional lighting, and tracks installed in front of the windows for two rows of curtains. The terraces are equipped with lighting and irrigation. The corridor has large custom storage spaces.

The rent is 79,000 CZK/month, and the utilities are 17,203 CZK/month. Electricity is transferred to the tenant.

Marina Island is a project of modern apartment buildings overlooking the river in one of Prague's most popular districts – Prague 7 Holešovice, which was ranked among the top 10 residential locations in Europe by the Guardian magazine. The advantages of living at Marina Island include a reception service, security, tranquility, river views, and excellent accessibility.

Within walking distance is the Maniny tram stop, and the local Holesovice circular bus No. 156 stops right at the project, serving stops at Nádraží Holešovice, Vltavská, OC Stromovka, and Strossmayerovo Square. By car, thanks to the Bubeneč tunnel, you can cross the city in just 15 minutes.

VÁŠ MAKLÉR



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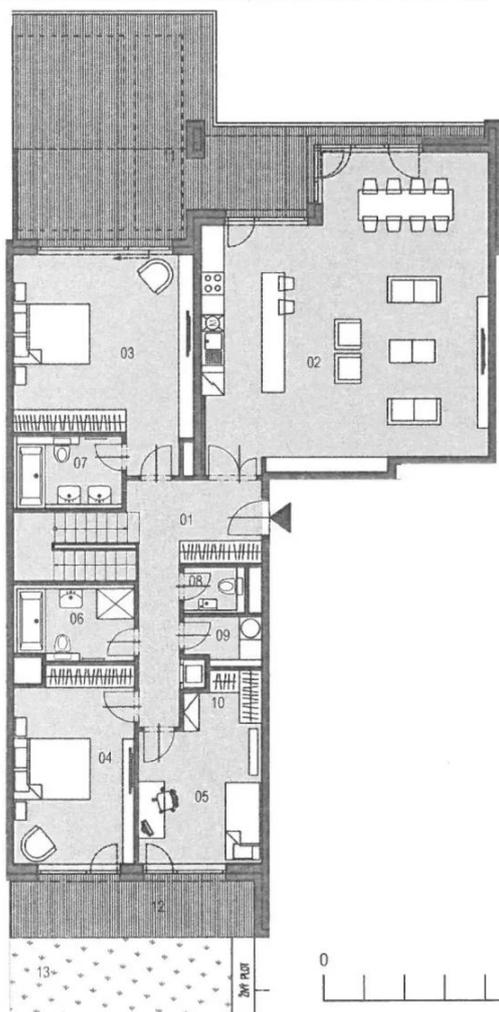
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4+kk
dispozice

147,9 m²
výměra bytu



1.NP
1.PP

NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	18,9
02 obývací pokoj, kuchyně living room, kitchen	58,0
03 pokoj room	24,8
04 pokoj room	16,7
05 pokoj room	11,8
06 koupelna + WC bathroom + toilet	5,8
07 koupelna + WC bathroom + toilet	5,4
08 WC toilet	2,0
09 komora lumber room	2,2
10 šatna dressing room	2,3
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	147,9
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	156,6
11 terasa terrace	39,5
12 terasa terrace	10,6
PLOCHA CELKEM TOTAL AREA	198,0
13 zahrada garden	22,7



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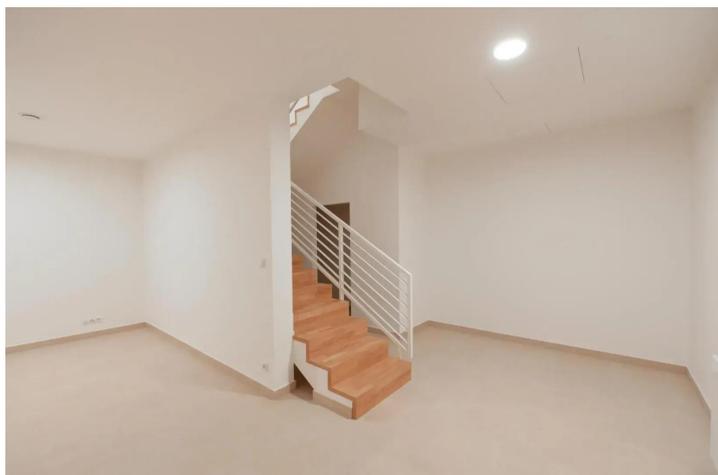
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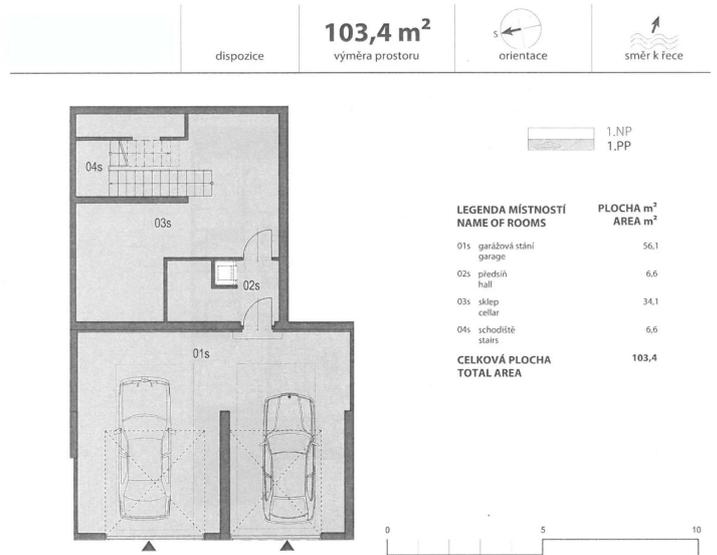
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Upozornění: Plochy jednotlivých místností jsou pouze orientační. Vyrobené zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.
Note: This drawing is for illustration 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. (2.12.2015)