



Studio Apartment

45 m² Praha 7, Sanderova

800 € per month



Layout
Studio

Area
45 m²

Balcony
4.4 m²

Parking
1x garage

On behalf of the owner, we would like to offer you this apartment for rent. The apartment has a floor area of 40.6 m² and includes a 4.4 m² balcony. It is located on the 7th floor and comes with a cellar. There is an option to rent one parking space in the underground garage. Both the apartment windows and the balcony face west, offering a view of the river and the city. The apartment is rented partially furnished with furniture shown in the photos; the couch is a fold-out. The apartment is available immediately.

The apartment is fully equipped with lighting, and custom-made curtains are installed on the windows. The kitchenette in the living area includes appliances, a dining table with chairs, and a fold-out corner sofa. There are large custom storage spaces in the hallway. The balcony is equipped with lighting, and there are also electric exterior blinds on the windows.

The rent is 21,000 CZK per month, garage parking can be rented for an additional CZK 3,000 CZK/month, and service charges are 5,064 CZK per month. Electricity will be transferred to the tenant.

Marina Island is a project of modern apartment buildings overlooking the river in

Price	800 €
Floor area	45 m ²
Balcony	4.4 m ²
Cellar	2 m ²
Floor	7
Elevator	Ano
Parking	1x garage
Building energy rating	B

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one of the most popular Prague districts - Prague 7 Holešovice, which ranked among the top 10 residential locations in Europe in the Guardian magazine. Advantages of living at Marina Island include reception facilities, security, tranquility, river views, and excellent accessibility.

Within walking distance, there is the Maniny tram stop, and the Holešovice circular bus no. 156 stops directly at the project, with stops at Nádraží Holešovice, Vltavská, OC Stromovka, Strossmayerovo náměstí. By car, thanks to the Bubeneč Tunnel, you can cross the city in 15 minutes.

VÁŠ MAKLÉR



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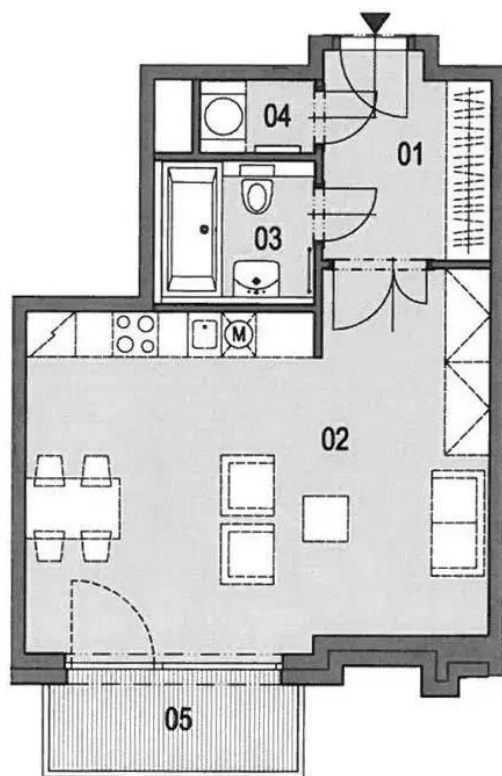
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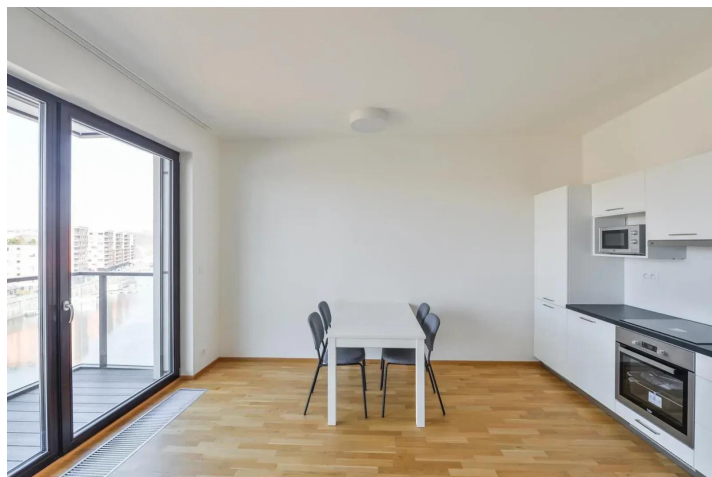
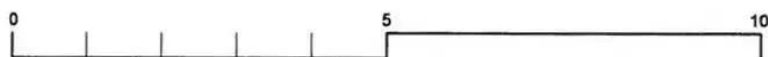


1+kk
dispozice

40,6 m²
výměra bytu



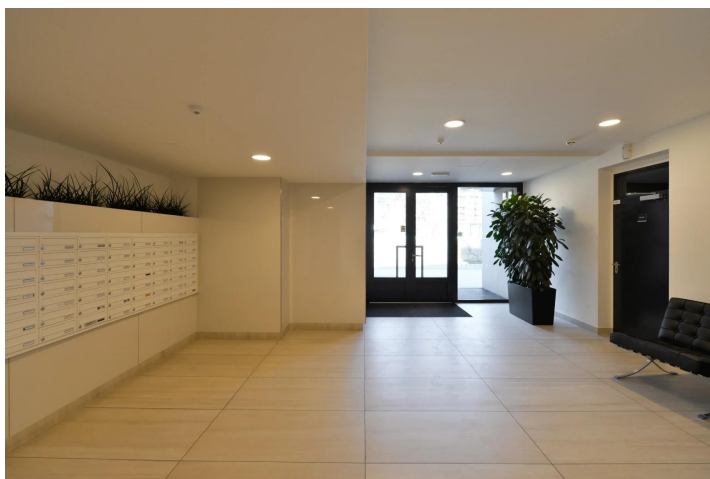
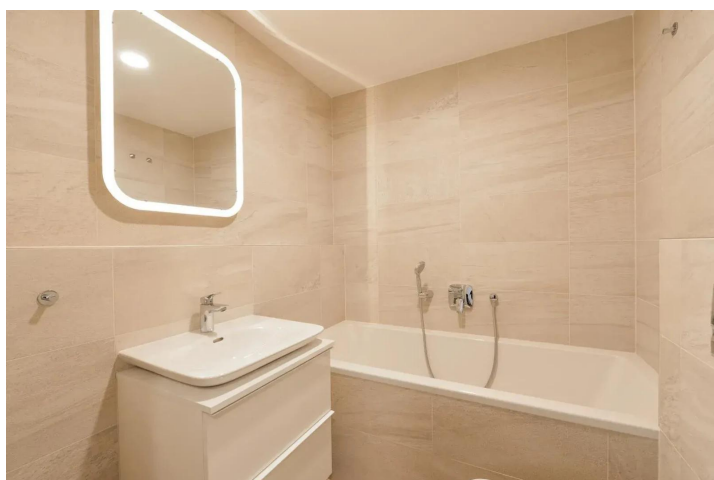
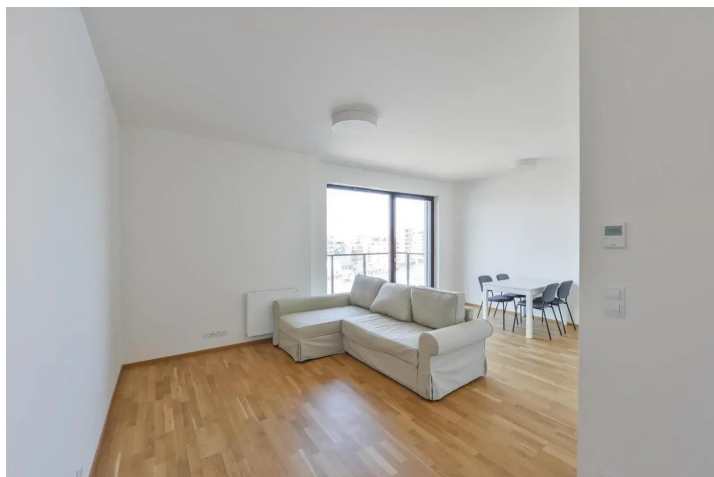
NÁZEV MÍSTNOSTÍ NAME OF ROOMS	PLOCHA m ² AREA m ²
01 hala hall	6,0
02 obývací pokoj, kuchyně living room, kitchen	29,1
03 koupelna + WC bathroom + toilet	4,0
04 komora lumber room	1,5
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	40,6
PODLAHOVÁ PLOCHA GROSS FLOOR AREA	42,5
05 balkon balcony	4,4
PLOCHA CELKEM TOTAL AREA	45,0



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