



## Apartment Three-bedroom (4+kk)

Rented

118 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova





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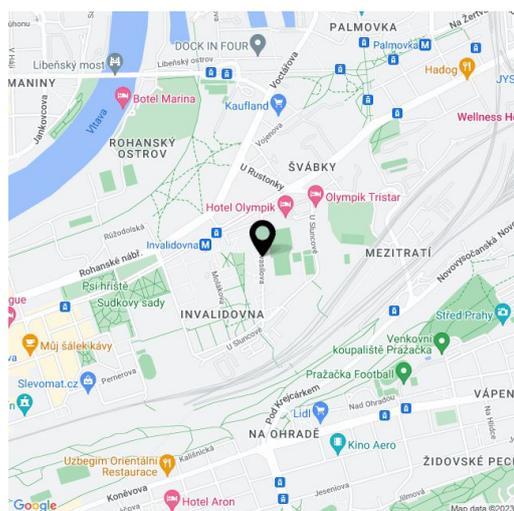
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Total area	133 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating CZK 7,400. Electricity - transferred to the tenant.
PENB	B
Reference number	41625
Available from	Immediately

This high standard furnished air-conditioned apartment with 2 balconies providing green views, on the 10th floor in the recently built Karlín Park residential project, with elevators and underground parking, is located in a quiet part of Prague 8 with quick connections to the city center, right by the Invalidovna metro station, near several parks and children's playgrounds and a kindergarten, in the immediate vicinity of the local sports and wellness center, golf club, and tennis courts.

The interior has been designed by the Labor13 architectural studio and equipped with designer lighting by the LightWorks studio. It features a living room with a fully fitted open plan kitchen and access to the balcony, a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), and two bedrooms with built-in wardrobes and access to a shared balcony. There is a family bathroom (bathtub, toilet), a walk-in closet /laundry room, and an entrance hall with built-in wardrobes.

Quality materials and finishes, hardwood floors, tiles, security entry door, custom-made kitchen, Kare Design furniture, central heating, Bosch electrical appliances, washer, dryer, dishwasher, induction cooktop, built-in fridge and freezer, LG TV, cellar. A garage parking space is included.



\* 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.