



## Apartment Two-bedroom (3+kk)

Rented

97.6 m<sup>2</sup>, Praha 8, Karlín, Šaldova





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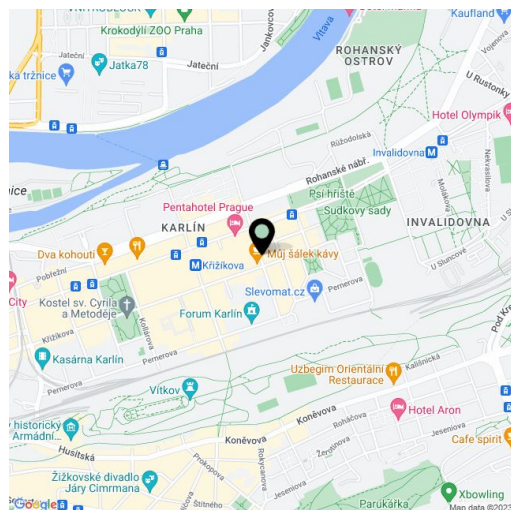
97.6 m<sup>2</sup>, Praha 8, Karlín, Šaldova

|                  |   |
|------------------|---|
| Total area       | 98 m <sup>2</sup>   |
| Parking          | -   |
| Cellar           | -   |
| Service price    | Service charges CZK 800/person/month. Gas and electricity are billed separately (approx. CZK 6,000/month) |
| PENB             | G   |
| Reference number | 100900  |
| Available from   | Immediately   |

This completely renovated 2-bedroom 2-bathroom apartment is on the fourth floor of a fully refurbished residential building with an elevator, beautifully located in the rapidly developing district of Prague 8 - Karlín, a few meters from a tram stop and two blocks from the Křižíkova metro station. Within walking distance of the Karlín business center, great amenities, and a number of cafes, bistros, and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava River.

The interior features a living room with a fully fitted open plan kitchen, two bedrooms with large built-in wardrobes, an en-suite bathroom (bathtub, toilet, bidet shower), a family bathroom (walk-in shower, toilet), and an entrance hall. The apartment shares a **balcony** facing the courtyard.

**High-standard materials, custom-made equipment, hardwood floors, tiles, ample storage space, underfloor heating in the bathroom, washing machine, dishwasher, induction cooktop, video entry phone.**



\* 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.