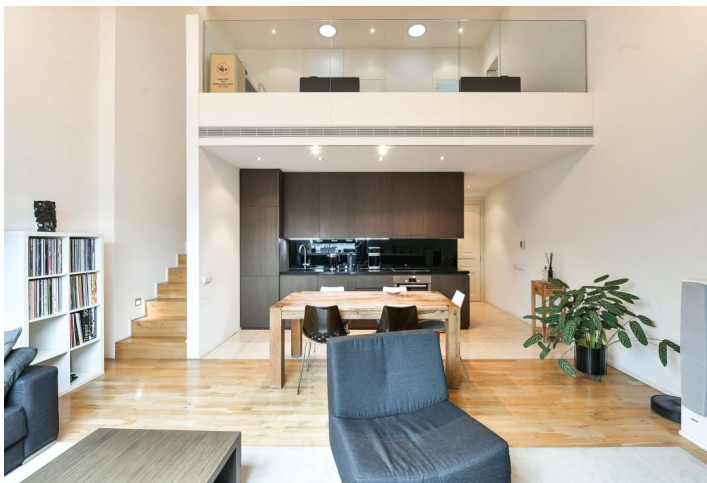




## Apartment Three-bedroom (4+kk)

Rented

130.5 m<sup>2</sup>, Prague 8, Karlín, Březinova





## Apartment Three-bedroom (4+kk)

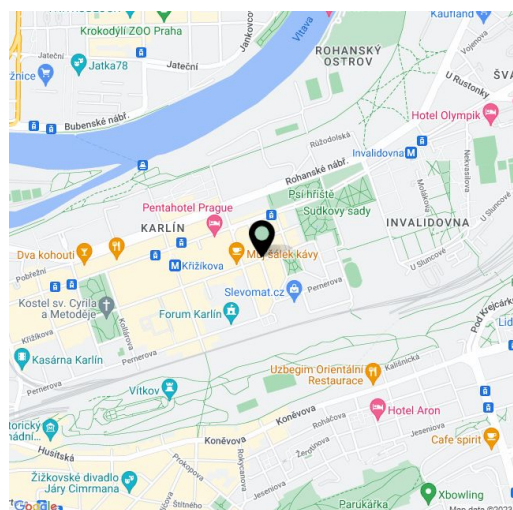
**Rented**130.5 m<sup>2</sup>, Prague 8, Karlín, Březinova

Total area	140 m <sup>2</sup>
Floor area*	131 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Courtyard parking.
Cellar	Yes
Service price	Monthly deposit for services and utilities in the amount of CZK 7,000 is billed separately.
PENB	G
Reference number	101420
Available from	Immediately

This premium, semi-furnished air-conditioned split-level attic apartment with 2 bathrooms and a spacious enclosed balcony is on the 4th floor of a renovated traditional building with an elevator. Nicely located in the highly sought-after district of Prague 8 - Karlín, a minutes' walk from a tram stop and 5 minutes 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 lower level of the apartment includes a living room with a fully fitted open plan kitchen and an **atelier window**, a master bedroom with a fitted **walk-in closet** and en-suite bathroom (bathtub, toilet), a guest toilet, and an entrance hall with a built-in wardrobe. The upper floor features a **gallery**, two bedrooms with built-in wardrobes and access to a west-facing **enclosed balcony**, a bathroom (walk-in shower, toilet), and a laundry/storage room.

**Air-conditioning, oak and travertine floors**, tiles, central heating, washing machine, Bosch kitchen appliances, **cellar**. A **courtyard parking** space is included. Available from June 2023.



\* 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.