



## Apartment Three-bedroom (4+kk)

Rented

108.3 m<sup>2</sup>, Praha 8, Karlín, Křižíkova





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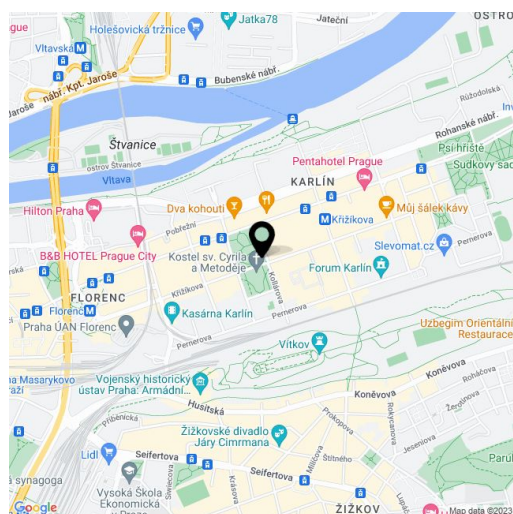
108.3 m<sup>2</sup>, Praha 8, Karlín, Křižíkova

Total area	119 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	7 m <sup>2</sup>
Service price	Monthly deposit for services, water, and heating approx. CZK 7,500. Electricity is billed separately.
PENB	B
Reference number	101942
Available from	Immediately

Benefiting from a spacious balcony, this brand-new unfurnished apartment is on the 6th floor of the Karolina Plaza 2 project, a modern building with underground garage parking. Located in the highly sought-after district of Karlín, Prague 8, with full amenities and services in the immediate neighborhood including trendy restaurants, cafes, and bistros, plus multiple business centers. A location with very quick access to the city center, just two minutes from the Křižíkova metro station and tram stop.

The interior features a living room with a fully fitted open plan kitchen and access to the balcony offering views of the quiet courtyard and Vítkov Hill, 3 bedrooms, a bathroom with a bathtub and a toilet, an additional guest toilet, a pantry, a utility room, and an entrance hall with built-in wardrobes.

Hardwood parquet floors, tiles, built-in wardrobes in all three bedrooms, new appliances, dishwasher, induction cooktop, microwave oven, cellar. A garage parking space is included. A second garage parking space is available at CZK 2,500/month. Available from September 2023 (or earlier).



\* 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.