



## Apartment One-bedroom (2+kk)

€ 1 031 762 | CZK 25 500 000

113 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží





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Total area	131 m²
Floor area*	113 m²
Balcony	7 m²
Terrace	11 m²
Parking	2 parking spaces
Garage	Yes
Cellar	-
Service price	11 100 CZK monthly
PENB	G
Reference number	102898

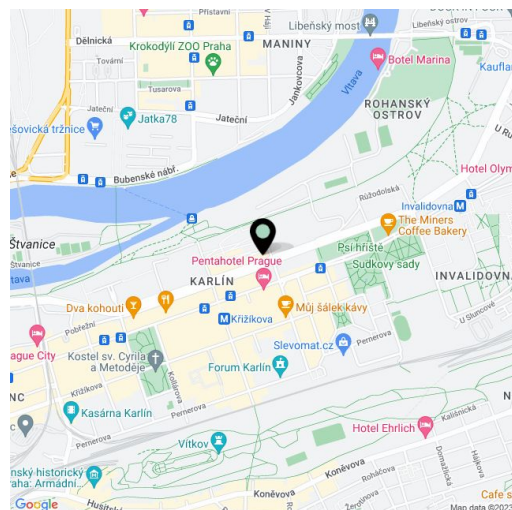
This quality, renovated air-conditioned apartment with a terrace, a balcony, views of the surrounding area, and 2 garage spaces is located in a modern building with an elevator in the River Diamond residential complex. The protected residence is in the wider city center, in an attractive and dynamically developing part of Karlín on Rohanský Island, right next to a bike path and not far from the new footbridge connecting Karlín with Holešovice.

The layout of the 5th floor apartment consists of a magnificent living room with an open plan kitchen, dining room, and access to the **terrace** and **balcony**, as well as a bedroom with a **walk-in wardrobe**, an **en-suite bathroom**, and access to the **terrace**, an entrance hall, a storage room, and a separate toilet. The layout can be changed to 2-bedroom.

There are **oak parquets** and **large-format tiles** on the heated floors, and **large-format tiles in stone decor** in the bathrooms. The Sykora brand kitchen is equipped with built-in **Miele** appliances, the interior provides plenty of practical storage space, for example in built-in wardrobes and a wardrobe from the Italian brand **Poliform**. Facilities also include **air-conditioning**, and the purchase price includes **2 parking spaces** in the building's underground garage. Residents' safety is guaranteed by a **round-the-clock reception and security**.

The residence meets the current demands for housing in a **city of short distances**. Complete civic amenities are within walking distance, the very city center can be quickly reached by metro or tram from the Křižíkova station, 250 meters from the house, or by bike along a **safe bike path** leading through a **park** directly behind the building. Groceries, cafes, bistros, restaurants, a kindergarten and elementary school as well as a high school, pharmacy, health clinic, shops, and cultural spaces like the **Karlín Barracks** and **Forum Karlín** operate in the vicinity, and the **Marina golf club** is also nearby.

Floor area 113.4 m², terrace 10.6 m², balcony 6.8 m².



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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1	Vstupní hala	12,0 m²
2	Obývací pokoj + kk	67,3 m²
3	Ložnice	17,7 m²
4	Koupelna + WC	7,5 m²
5	WC	1,9 m²
6	Komora	2,6 m²
7	Šatna	4,4 m²
8	Balkon	6,8 m²
9	Terasa	10,6 m²
Celková plocha bytu		113,4 m²



River Diamond

Byt 2+kk