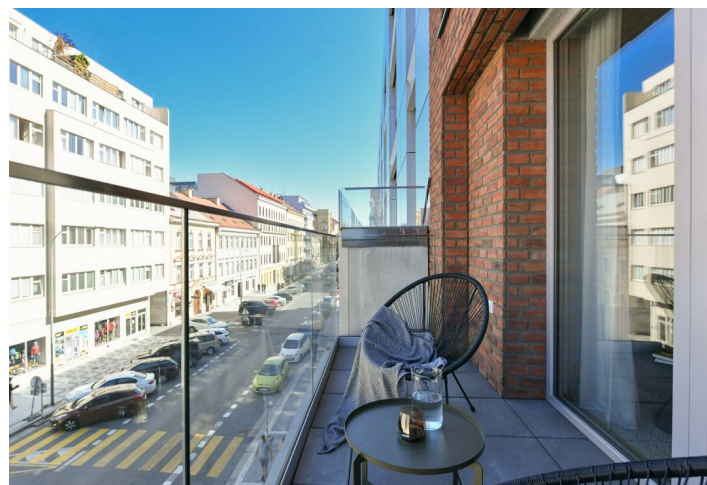
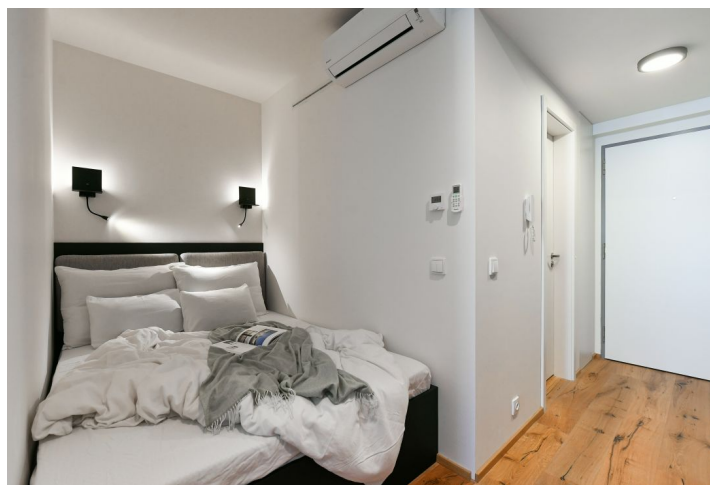




## Apartment Studio (1+kk)

Rented

33.4 m<sup>2</sup>, Prague 8, Karlín, Křížkova





## Apartment Studio (1+kk)

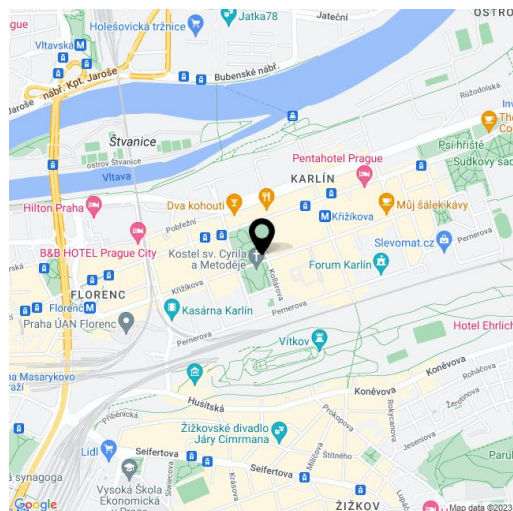
**Rented**33.4 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

|                  |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
| Total area       | 40 m <sup>2</sup>                                                                                     |
| Floor area*      | 33 m <sup>2</sup>                                                                                     |
| Terrace          | 7 m <sup>2</sup>                                                                                      |
| Parking          | -                                                                                                     |
| Cellar           | Yes                                                                                                   |
| Service price    | Monthly deposit for service charges, water, and heating: CZK 4,000. Electricity is billed separately. |
| PENB             | B                                                                                                     |
| Reference number | 102919                                                                                                |
| Available from   | Immediately                                                                                           |

This brand new furnished studio apartment with a balcony is on the second floor of the DVA DOMY modern residential project with an elevator and parking. Located in the highly sought-after lively neighborhood of Karlín, steps from Karlínské Square and the St. Cyril and Methodius Church, just a minutes' walk from the Křižíkova metro station (line B) and tram stop, and within easy reach of the city center, complete amenities, numerous business centers, and Vítkov Park with a bike path. Local amenities include plenty of greenery, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The interior features a living room/bedroom with a fully fitted open plan kitchen and access to the terrace, a shower room with a toilet, and an entrance hall.

**Hardwood floors**, large-format tiles, ample storage space, central heating, underfloor heating, **Villeroy & Boch** sanitary ware, washer, dryer, dishwasher, cellar.



\* 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.