



Apartment Two-bedroom (3+kk)

Rented

106 m², Prague 8, Karlín, Křižíkova





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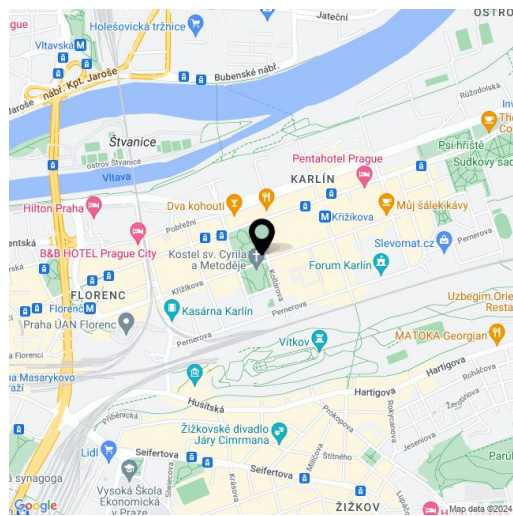
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Total area	117 m ²
Floor area*	106 m ²
Loggia	11 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, garage, and cellar maintenance: CZK 11,500. Electricity is billed separately.
PENB	B
Reference number	103725
Available from	Immediately

This unfurnished air-conditioned 2-bedroom split-level apartment with a south-facing enclosed balcony facing the courtyard is on the 2nd floor of the DVA DOMY modern residential project with an elevator and parking. Located in the highly sought-after lively neighborhood of Karlín, mere 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 lower level of the apartment includes a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a toilet, and an entrance hall with a **walk-in closet**. The upper floor features 2 bedrooms facing two quiet courtyards, a shower room, a separate toilet, and a utility room.

Air-conditioning, hardwood floors, tiles, ample built-in wardrobes and storage, French windows, automatic exterior roller blinds, central heating, washer, dryer, dishwasher, microwave oven, cellar. Two underground garage parking spaces are included (one of them has wiring for an electric car charger).



* 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.