



## Apartment Four-bedroom (5+kk)

Rented

146.8 m<sup>2</sup>, Praha 8, Karlín, Nekvasilova





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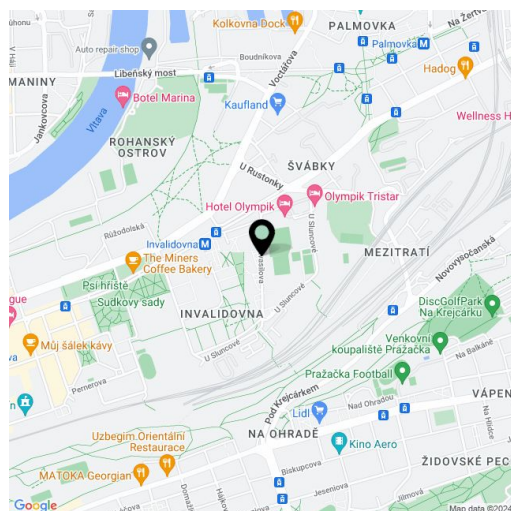
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Total area	168 m <sup>2</sup>
Floor area*	147 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,488 for 4 persons. Electricity in the amount of CZK 2,950/month is billed separately.
PENB	B
Reference number	104609
Available from	Immediately

This modern, furnished apartment with 2 balconies and 2 bathrooms is on the 10th topmost floor of the recently built Karlín Park residential project, with elevators and underground parking. Located in a quiet part of Karlín, Prague 8, with quick connections to the city center, right by the Invalidovna metro station, near several parks, children's playgrounds, and a kindergarten, in the immediate vicinity of the local sports and wellness center, a golf club, and tennis courts.

The interior features a living room with a fully fitted open plan kitchen and balcony, a master bedroom, and a second bedroom with a shared balcony, a third bedroom, a study/bedroom, 2 bathrooms (bathtub, toilet/walk-in shower, toilet), a utility room, a guest toilet, and an entrance hall.

Hardwood floors, tiles, security entry door, built-in wardrobes in the hall and two bedrooms, automatic exterior blinds, central heating, washer/dryer, dishwasher, induction cooktop, microwave oven, video entry phone, cellar. Two garage parking spaces are available at CZK 2,500/space/month.



\* 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.