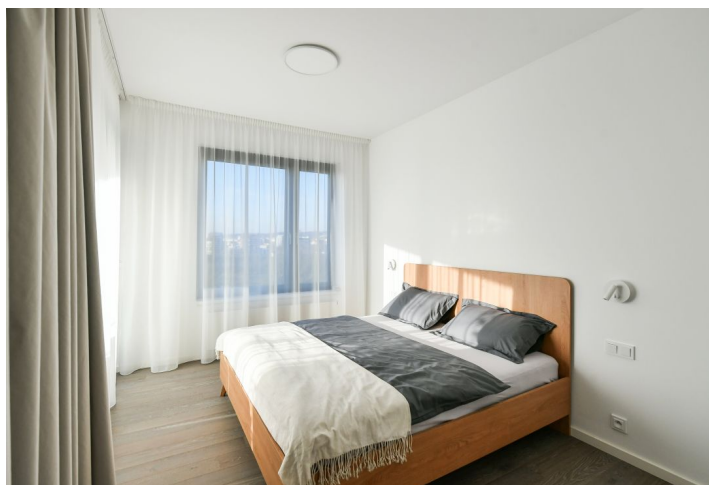




Apartment Two-bedroom (3+kk)

Rented

82.7 m², Prague 8, Karlín, Sokolova





Apartment Two-bedroom (3+kk)

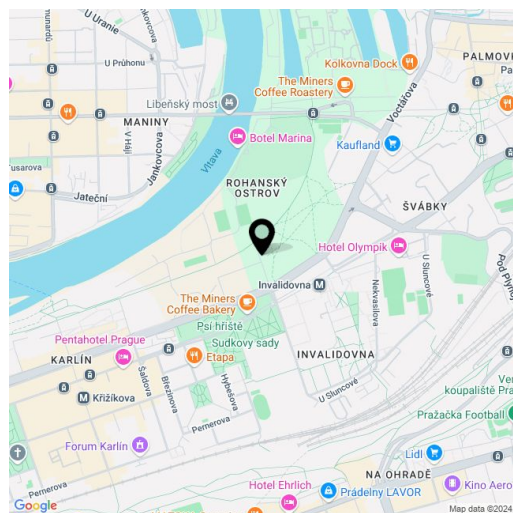
Rented82.7 m², Prague 8, Karlín, Sokolova

Total area	88 m ²
Floor area*	83 m ²
Terrace	5 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 6,500 for one person+ CZK 500 for additional person. Electricity is billed separately.
PENB	B
Reference number	106711
Available from	Immediately

Benefiting from a terrace, this brand-new semi-furnished apartment is on the 6th floor of Rohan City - Diamanty Karlín (Karlín Diamonds) - a newly built gated residential project designed by the world-renowned architect Eva Jiříčná. Located right on the Vltava riverbank on Rohanský Island, on the border of Prague 1 and Prague 8, in one of the most dynamic neighborhoods, with full amenities and services within easy reach and quick access to the city center by tram and from the Invalidovna metro station, which is only a few blocks away. A bike and a jogging path are mere steps away from the building, and a fitness/relaxation center and golf course are nearby.

The interior features a living room with a fully fitted open plan kitchen and **terrace** offering pleasant views, 2 bedrooms, a shower bathroom, a separate toilet, and an entrance hall with built-in wardrobes.

Air-conditioning, hardwood floors, large-format tiles, automatic (roller) blinds, built-in storage, blackout curtains in the bedroom, central heating, washing machine, dishwasher, induction stove top, microwave oven, bike wash and storage in the building, elevator. A **garage parking space** is included, and a **second space** is available at CZK 3,000/month. The tenant will be the first user of the apartment.



* 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.



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