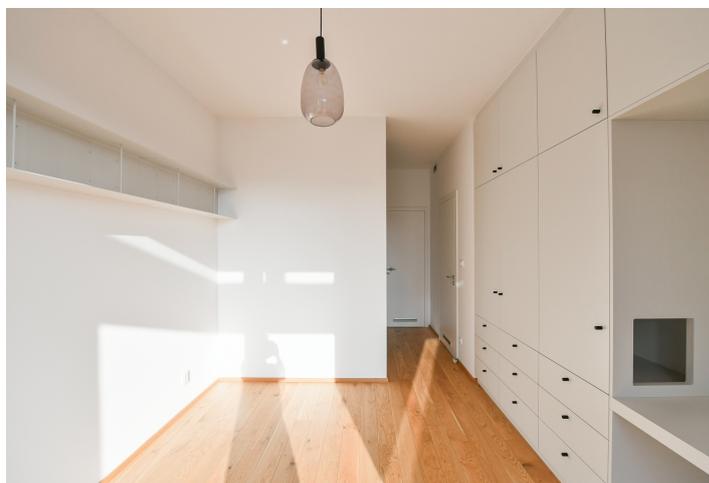




## Apartment One-bedroom (2+kk)

€ 1 196 | CZK 30 000

58.4 m<sup>2</sup>, Prague 8, Karlín, Sokolova





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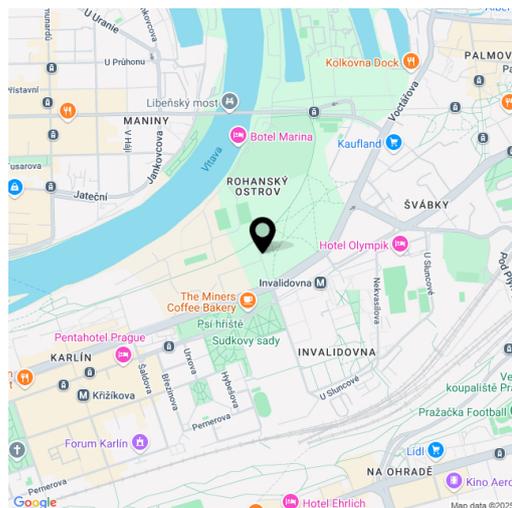
58.4 m<sup>2</sup>, Prague 8, Karlín, Sokolova

Total area	83 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,477. Electricity is billed separately.
PENB	B
Reference number	107972
Available from	Immediately

Benefiting from a spacious terrace, this bright south-facing apartment is on the 6th floor of the Rohan City residential project located in Karlín just moments from the Vltava riverbank on Rohanský Island, 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 steps away. A bike and a jogging path are next to the building, and a fitness/relaxation center and golf course are nearby.

The sunny interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom with a large fitted **walk-in closet** and built-in wardrobes, an en-suite bathroom (bathtub, toilet), a guest toilet, and an entrance hall. The **terrace** is accessible from both main rooms.

**Air-conditioning, heat recovery ventilation** with cooling, **hardwood floors**, tilets, ample built-in storage, automatic exterior blinds, central heating, dishwasher, induction hob, garden furniture on the terrace, **cellar**. A **garage parking** space is available at CZK 5,000/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.