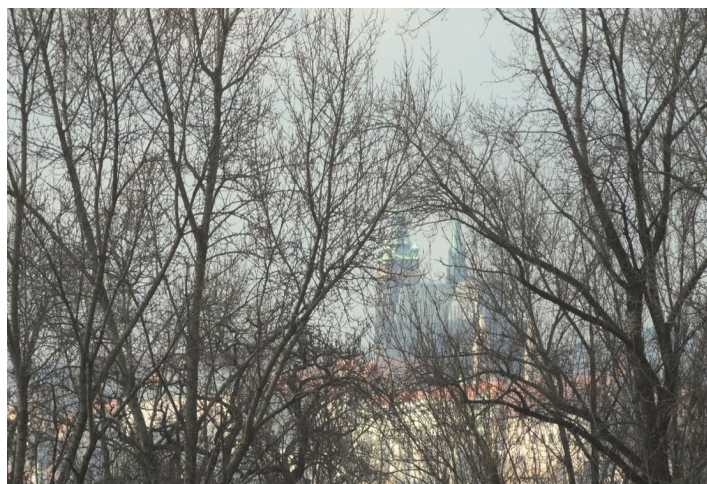




## Apartment Two-bedroom (3+1)

Sold

96 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží





## Apartment Two-bedroom (3+1)

**Sold**96 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	103 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	2 garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	20541

**New corner apartment with west-facing loggia, views of the Prague Castle complex, and 2 parking spaces in the underground garage, located on the 3rd floor of Residence Vltava. This new building with 24-hour reception is situated in a dynamically developing part of Prague 8 - Karlín, just two blocks from metro station B - Křižíkova.**

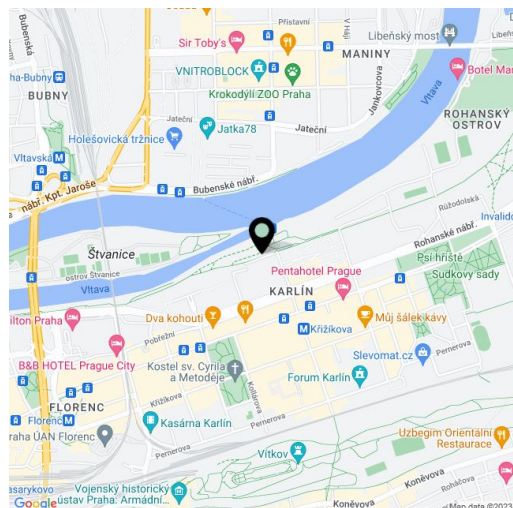
The flat consists of a corner, **west-oriented** living room with kitchen, dining room and loggia, 2 north-facing bedrooms, bathroom with bathtub and toilet, separate toilet, storage room, and a hallway.

Equipped with **oak parquet floors** and large format ceramic tiles, wood large format windows with double glazing, **interior doors with internal hinges** and fire security entry door, Hüppe and Ideal Standard bathroom fixtures, videophone, central underfloor heating. The purchase price includes **2 parking spaces** in the underground garage and a **cellar**.

Situated within easy reach of the center with full amenities, just a few minutes' walk from the Karlínské náměstí square or Vítkov Hill. Tennis courts, number of fitness clubs, squash and restaurants nearby.

Building approval scheduled for July 2015.

Interior 96.1 m<sup>2</sup>, balcony 6.9 m<sup>2</sup>.



\* 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.



## Apartment Two-bedroom (3+1)

96 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Sold



# 3+1

Typ / Type

# A 301

Byt č. / Apartment No.

# 3.NP

Podlaží / Floor

1	Ložnice / Bedroom	23,8 m <sup>2</sup>
2	Ložnice / Bedroom	11,5 m <sup>2</sup>
3	Ložnice / Bedroom	17,8 m <sup>2</sup>
4	Chodba / Corridor	3 m <sup>2</sup>
5	Šatna / Dressing Room	5,3 m <sup>2</sup>
6	WC / Toilet	4,7 m <sup>2</sup>
7	Koupelna / Bathroom	6,1 m <sup>2</sup>
8	Obývací pokoj + KK / Living Room + Kitchen	18,9 m <sup>2</sup>
9	Předsíň / Entry	2,5 m <sup>2</sup>
10	Komora / Utility Room	2,5 m <sup>2</sup>
<b>Plocha bytu / Apartment Area</b>		<b>96,1 m<sup>2</sup></b>
11	Lodžie / Loggia	6,9 m <sup>2</sup>
<b>Plocha bytu celkem / Apartment Area Total</b>		<b>103 m<sup>2</sup></b>