



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	135 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	-
PENB	C
Reference number	20790

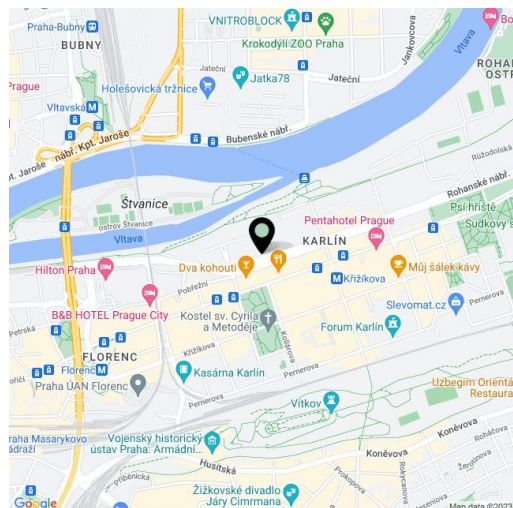
This spacious 2-bedroom apartment with balcony situated on the 5th floor of a modern residential complex by Šafer Hájek Architects benefits from an on-site parking garage and services such as 24-hour reception, shops, café and a Japanese garden. Convenient location near the Vltava riverbank, in the middle of a swiftly developing area of Prague 8 – Karlín, just a stone's throw away from the Křižíkova metro station and main bus station.

The interior consists of a large living room with kitchen, dining area and French doors leading to a balcony, 2 bedrooms, 2 bathrooms (one en-suite to the master bedroom - with bathtub, sink and toilet, the other with shower and sink), a separate toilet, storage room and hallway.

Wood floating floors and new wooden windows with exterior shutters, solid interior doors, fully equipped kitchen with **stone worktop** and Bosch appliances, **air conditioning** in the living room. Central heating provided by boiler room in the house. **The purchase price includes designer furniture and lighting depicted in photos and 2 parking spaces** in the underground garage.

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.

Interior 127.5 m<sup>2</sup>, balcony 7.1 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.



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