



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	76 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	1 garage parking space.
Garage	Yes
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	21273

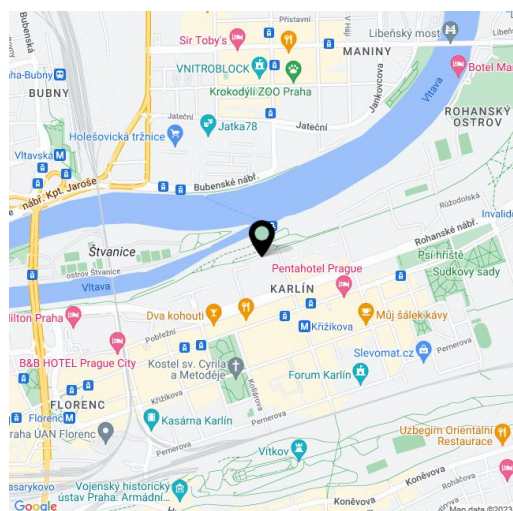
**New apartment with a loggia, views of the Vltava River, and 1 parking space in onsite underground garage - situated on the 3rd floor of Residence Vltava. This new building with 24-hour reception is located in a dynamically developing part of Prague 8 - Karlín, just two blocks from metro station B - Křížkova.**

The flat consists of a living room with kitchen, dining room and loggia, 2 bedrooms, bathroom with bathtub and sink, separate toilet, closet, and a hallway.

Equipped with **oak parquet floors** and Marazzi large format ceramic tiles, wood large format windows with double glazing, **Sapeli interior doors with internal hinges** and fire security entry door, Villeroy&Boch, Hansgrohe and Kaldewei bathroom fixtures, videophone, central underfloor heating. The purchase price includes **1 parking space** in the underground garage and a **cellar**.

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

Interior 66.5 m<sup>2</sup>, loggia 9.6 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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**3+kk s lodžii**  
**4. NP**

**Prodejní plocha bytu:**  
**66,5 m<sup>2</sup>**

Předstíň	10,3 m <sup>2</sup>
WC	1,6 m <sup>2</sup>
Sátka	1,9 m <sup>2</sup>
Koupelna	5,3 m <sup>2</sup>
Obývací prostor	15,8 m <sup>2</sup>
Kuchyně	9,5 m <sup>2</sup>
Ložnice	12,8 m <sup>2</sup>
Ložnice II	9,3 m <sup>2</sup>
Lodžie	9,6 m <sup>2</sup>