



## Apartment Two-bedroom (3+kk)

Rented

83.6 m<sup>2</sup>, Praha 8, Karlín, Za Karlínským přístavem





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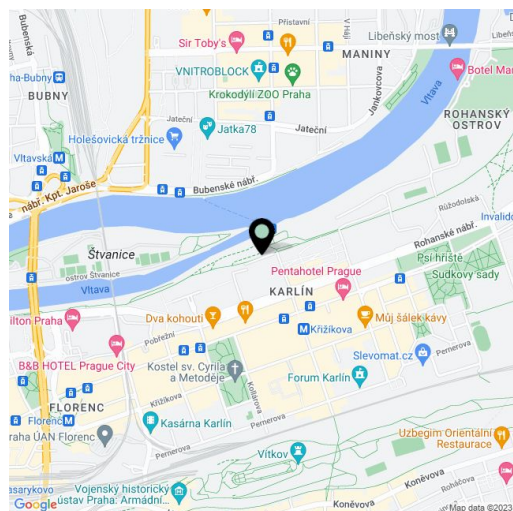
**Rented**83.6 m<sup>2</sup>, Praha 8, Karlín, Za Karlínským přístavem

Total area	94 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	21854
Available from	Immediately

Benefiting from beautiful green views of the Vltava riverbank, this fully furnished 2-bedroom flat boasts a 10 m<sup>2</sup> enclosed south terrace and direct access from the building lift. The apartment is situated on the fifth floor of the Vltava Residence residential project that is complete with security and underground parking and is located on Rohanský Island. Located on the Prague 1 - Prague 8 border, in one of the most dynamically developing districts, with full amenities within easy reach and quick access to the city center - Křižíkova metro station and trams are just a few blocks away.

Furnished with design furniture and stylish decorations, the interior features a comfortable living room with dining area, a fully fitted open kitchen and oversized windows, two bedrooms with access to the terrace (one is currently furnished as a study with a fold out sofa bed), bathroom with bathtub, shower and toilet, a guest toilet with bidet shower, utility / storage area, walk-in closet, and an open entry hall. The flat is accessed directly from the lift or from the building staircase.

Floor-to-ceiling windows, remote control outdoor blinds providing full privacy on the terrace, oak parquet floors, security entry door, built-in wardrobes, quality appliances and equipment, central heating, washer, dishwasher, induction cooktop, induction oven, microwave oven, terrace furniture, TV, Wi-Fi Internet, video entry phone, camera system, chip card entry. Cellar and one garage parking space included. Bike and jogging path next to the building, fitness / relaxation center and golf course nearby. Monthly deposit for common building charges and electricity CZK 6,500. Available from February 15th, 2021.



\* 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.