



## Apartment Two-bedroom (3+kk)

Rented

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





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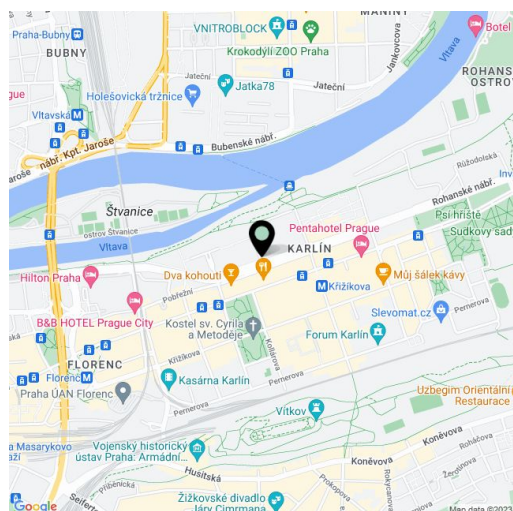
Total area	127 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Two garage parking spaces included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22568
Available from	Immediately

Benefiting from a south oriented terrace overlooking the inner patio with a beautiful Japanese style garden, this is a modern unfurnished 2-bedroom flat. Situated on the second floor in the River Diamond residential project with 24-hour reception, security, and underground parking. Located on the Prague 1 - Prague 8 border, in one of the most dynamically developing districts, just a short walk to the city center and a few minutes to Křižíkova metro station and amenities.

The interior includes a 52 m<sup>2</sup> living room with a fully fitted open kitchen and terrace access, two bedrooms, en-suite bathroom with tub and toilet, shower bathroom, pantry with utility area, guest toilet, and a glassed in entry hall.

Wooden floors, heated bathroom tile floors, built-in wardrobes, security entry door, soundproof windows, blinds, washing machine, dishwasher, audio entry phone, lift. Building amenities also include on-site property management and maintenance. Possible to arrange cleaning. Two garage parking spaces included. Common building charges and deposit for utilities CZK 8500 per month. Electricity is billed separately. Despite the photos the apartment is UNFURNISHED.

Interior: 117 m<sup>2</sup>. Terrace: 10 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.