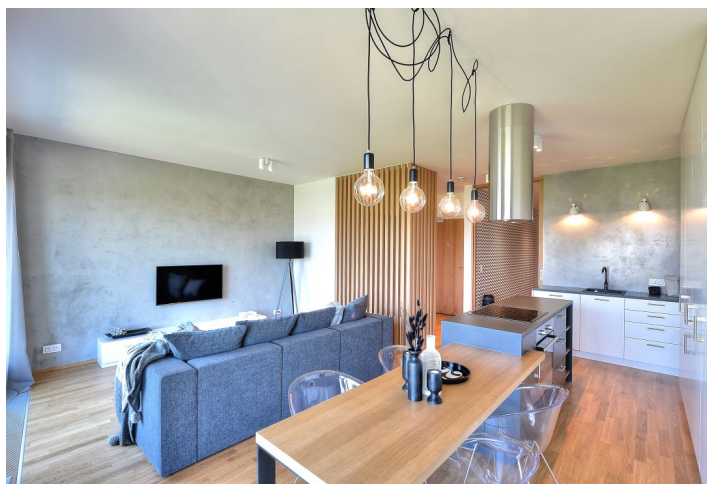
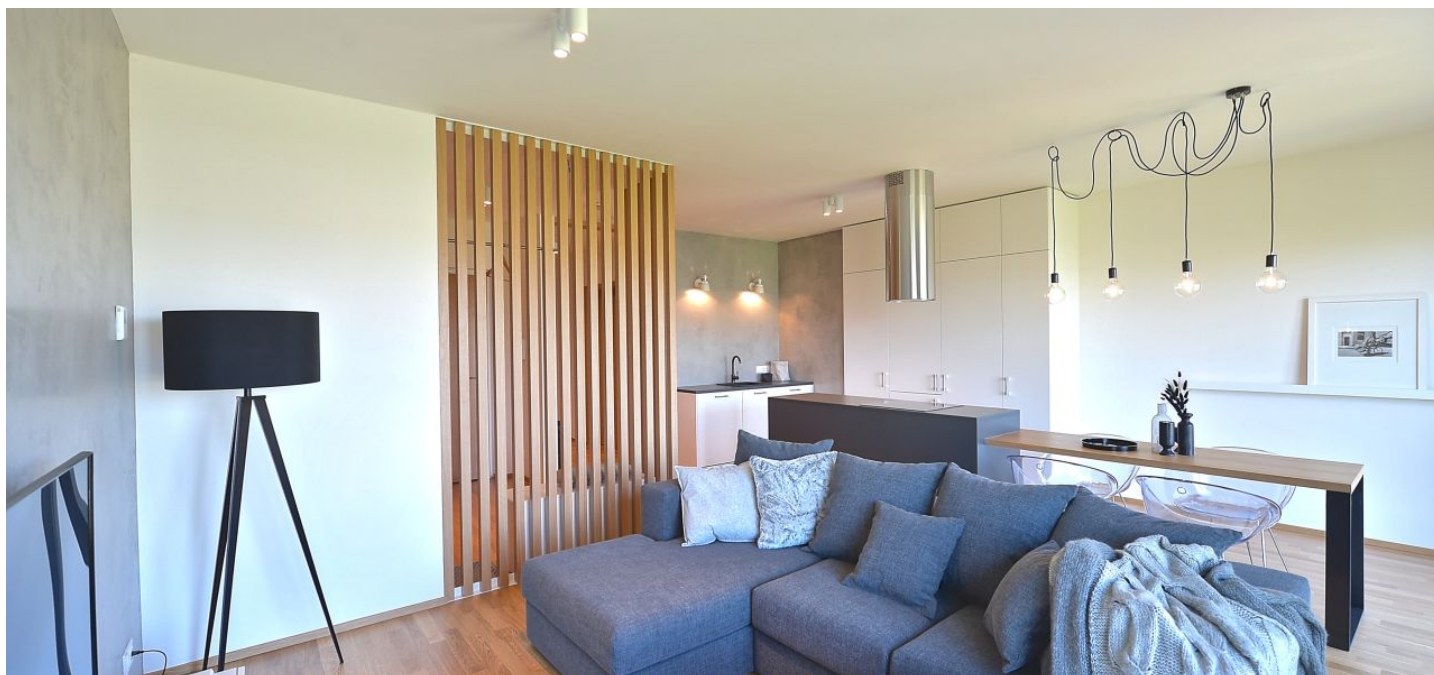




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

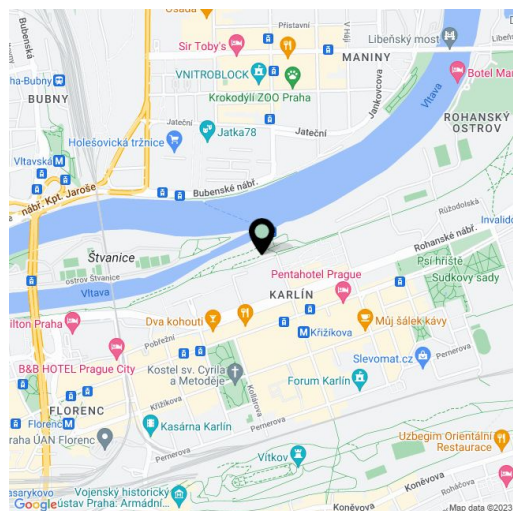
**Rented**87 m<sup>2</sup>, Praha 8, Karlín, Za Karlínským přístavem

Total area	98 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22576
Available from	Immediately

Boasting wonderful green views of the Vltava riverbank and fresh design by the Czech architectural studio OOOOX, this fully furnished 2-bedroom flat boasts an enclosed south-facing terrace (11 m<sup>2</sup>) and direct access from the building lift. The flat is situated on the seventh floor of the newly constructed Vltava Residence residential project with security and underground parking. Located on Rohanský Island, 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 - the Křižíkova metro station and trams are just a few blocks away.

With high standard equipment and design furniture, the interior includes a living room with dining area and a fully integrated open-plan kitchen, two bedrooms with access to the terrace (one is walk-through, the other one can be used as a study, with a fold out sofa bed), bathroom with bathtub, shower and toilet, a guest WC, and an open entry hall.

The flat is accessible directly from the lift or from the building staircase. Other features include floor-to-ceiling windows, high quality finishes, oak parquet floors, security entry door, **air-conditioning**, central heating, washer, dryer, dishwasher, induction cooktop, TV, 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. Common building charges and utilities are charged separately. Deposit for common building charges and utilities approx. CZK 7000 per month.



\* 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.