



## Apartment Three-bedroom (4+kk)

Rented

123 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





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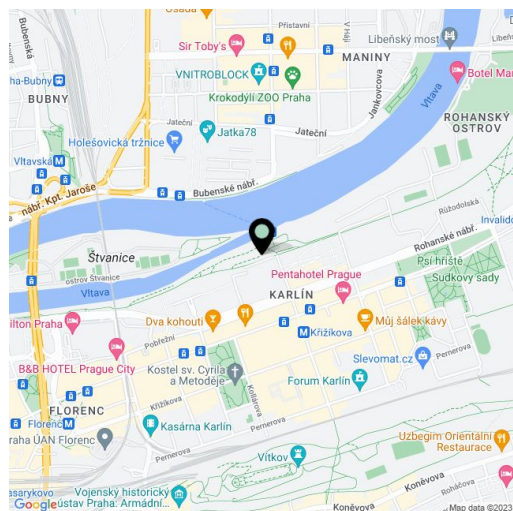
**Rented**123 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

Total area	144 m <sup>2</sup>
Floor area*	123 m <sup>2</sup>
Loggia	21 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22604
Available from	Immediately

With beautiful views of the Vltava riverbank and the surrounding greenery, this is a brand new 3-bedroom 2-bathroom split-level flat with two enclosed balconies. Situated on the fifth floor of the newly constructed Vltava Residence residential project with security and underground parking. Located on the 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 - Křižíkova metro station and trams are just a few blocks away.

The upper floor features a comfortable living room with dining area and a fully integrated open kitchen, guest toilet, and an open entry hall with balcony access. The lower level includes three separate bedrooms - master bedroom with an en-suite bathroom (walk-in shower, toilet) and the other two with access to the second balcony, family bathroom (bathtub, toilet), and a walk-in closet.

Lots of floor-to-ceiling and French windows, high quality finishes, oak parquet floors, security entry door, built-in wardrobes and storage, central heating, electric blinds, dishwasher, microwave oven, video entry phone, cellar, camera system, chip card entry. 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 around CZK 5500/month. Electricity is billed separately. Interior 123 m<sup>2</sup>. Balconies: 21 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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**REZIDENCE VLTAVA**

Podlažný podlaží / Floor Plan

Podlaží na etáží / Building View

Mapa lokality / Map of Location

Mapa lokality / Map of Location

0 1m 2m 3m 4m

S/N

5.NP

4.NP

**4+KK**

Mezonet Duplex  
Typ / Type

**5+4.NP**

Podlaží / Floor

1	Předstěn / Entry	8,1 m <sup>2</sup>
2	Obývací pokoj + KK / Living Room + Kitchen	40,6 m <sup>2</sup>
3	WC / Toilet	3,6 m <sup>2</sup>
	Plocha bytu / Apartment Area	52,3 m <sup>2</sup>
4	Lodžie / Loggia	12,6 m <sup>2</sup>
	Plocha bytu celkem / Apartment Area Total	64,9 m <sup>2</sup>



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Mapa lokality / Map of location

Pohled na dům / Building View

Podlaží / Floor Plan

0 1 m 2 m 3 m 4 m

S/N

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