



## Apartment Two-bedroom (3+kk)

Rented

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





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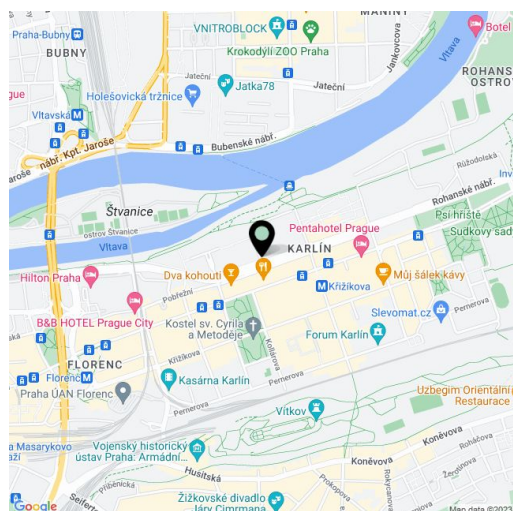
**Rented**133 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	147 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22809
Available from	Immediately

Boasting views of the Prague Castle as well as the Vltava riverbank with lots of greenery, this is a modern furnished 2-bedroom 2-bathroom flat with a terrace and a balcony. Situated on the fifth 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 bright interior includes a huge living room with a fully fitted open kitchen, dining area and access to both terrace and balcony, two separate bedrooms (one also with balcony access), en-suite bathroom with tub and toilet, shower bathroom, utility room, guest toilet, and entry hall.

Wooden floors, security entry door, French windows, blinds, washing machine, dishwasher, microwave oven, TV, audio entry phone, 9 m<sup>2</sup> cellar, lift. Building amenities also include an inner patio with a beautiful Japanese style garden, on-site property management and maintenance. Two garage parking spaces included. Common building charges and deposit for utilities CZK 11000 per month. Electricity is billed separately. Interior: 133 m<sup>2</sup>. Terrace and balcony: 7 + 7 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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