



## Apartment Two-bedroom (3+kk)

Ask for price

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





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Total area	239 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Terrace	99 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24568

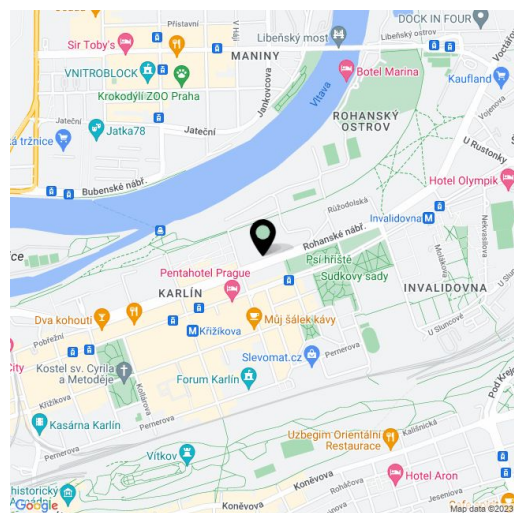
Boasting sleek interior design, a balcony, terrace and a unique terrace garden overlooking the river and park, is this generous, stylish penthouse on the 7<sup>th</sup> and 8<sup>th</sup> floors of the modern River Diamond complex. Featuring 24-hour reception, security and underground parking, and located on the border of Prague 1 and a dynamically developing area of Prague 8, within walking distance of downtown and just a few-minutes' walk to the Křižíkova metro station.

The lower, entry level of the apartment consists of a living room with a kitchen and a large dining room with balcony access, master bedroom with private dressing room, en-suite bathroom and terrace, second bathroom with shower and toilet, and a utility room with washing machine. The upper floor is accessible by a glass staircase and consists of a study / guest room and a separate toilet, there is also a large roof terrace with a landscaped garden and an outdoor shower, with the possibility of installing a hot tub overlooking the city.

The above-standard equipment includes a **smart home system** with iPad control, Marantz / Sonos **audio system** with hidden speakers in the ceilings, Techlam large-format tiles, wooden French windows with double glazing, Z90 outdoor blinds with Somfy solar, thermal and wind sensor controlled system, sliding glass doors, fully equipped kitchen with new **Siemens** appliances (coffee maker, steam oven / microwave, dishwasher, induction hob, refrigerator and separate freezer, washing machine, dryer), next generation LG air-conditioning, BPT videophone, suspended ceilings, brick walls, plasters. **The purchase price includes all furniture shown in the photographs, 2 garage parking spaces and a brick cellar.**

There is a cycling path behind the house, and 5-minutes away is a golf course and a fitness center. All amenities, including numerous popular restaurants and cafés, are available in the neighborhood. Easy walk to the center, excellent transport accessibility.

Interior 139.9 m<sup>2</sup>, balcony 8.5 m<sup>2</sup>, terraces 73.7 + 17.1 m<sup>2</sup>, cellar 5.1 m<sup>2</sup>.



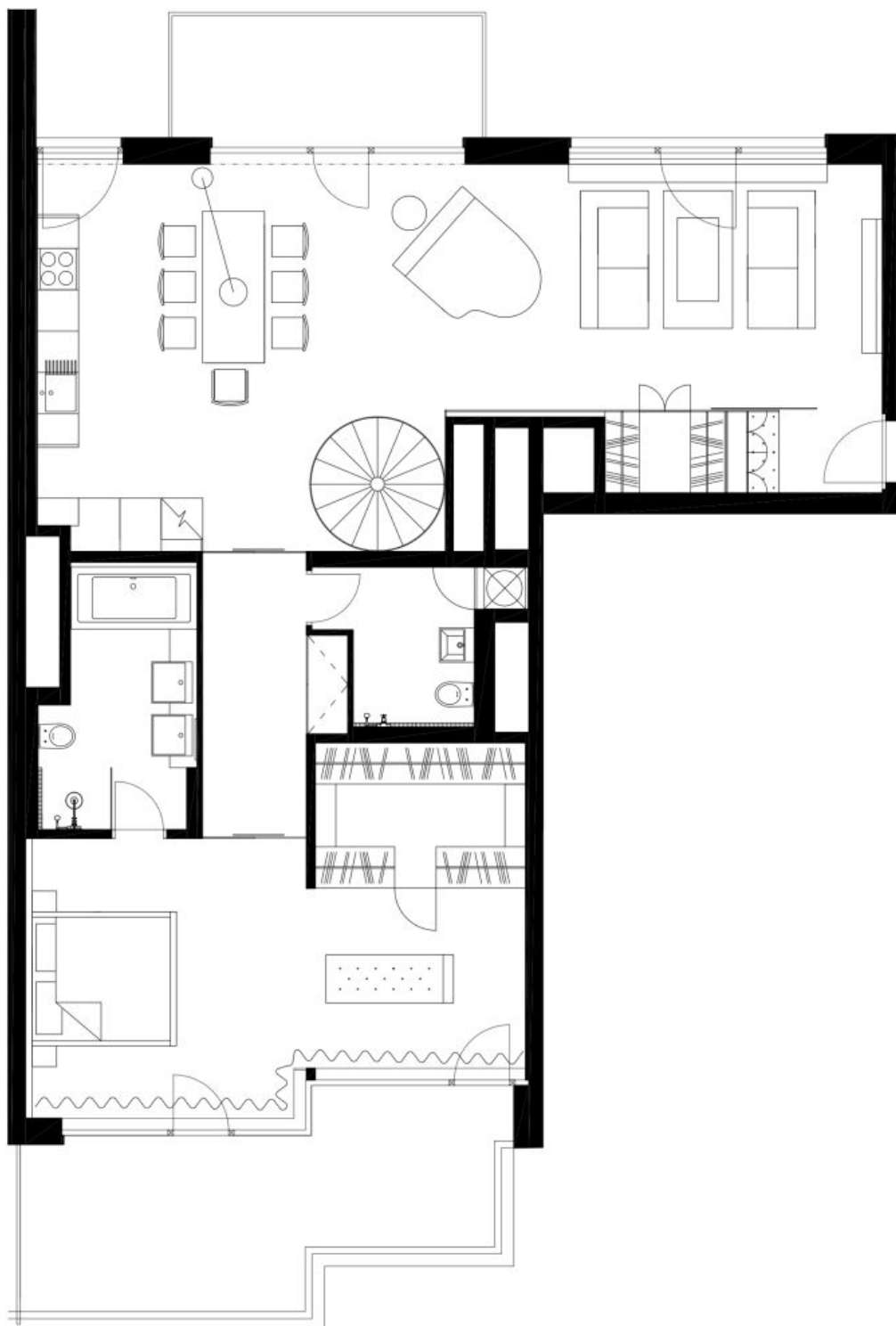
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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