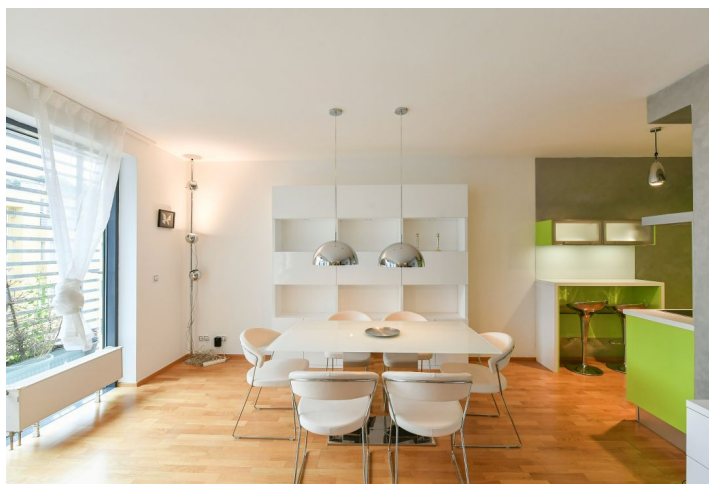




## Apartment Two-bedroom (3+kk)

Rented

95 m<sup>2</sup>, Praha 8, Karlín, Křížkova





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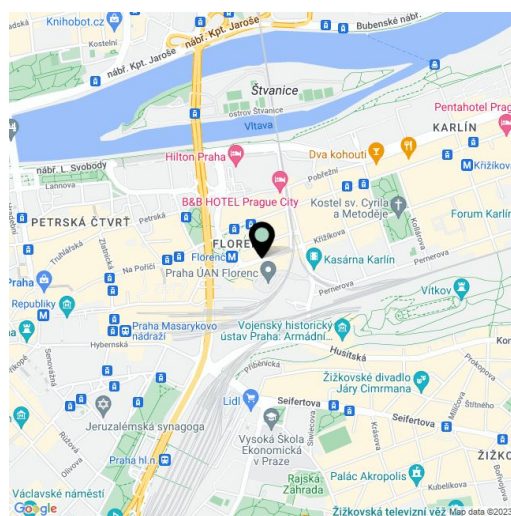
95 m<sup>2</sup>, Praha 8, Karlín, Křižíkova

Total area	107 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges around CZK 7,000 per month. Electricity is billed separately (transferred to the tenant).
PENB	G
Reference number	27060
Available from	Immediately

This fully furnished apartment with 2 balconies is on the sixth floor of a modern residence with an elevator, underground parking, and a playground only for residents. Located in an up-and-coming part of Karlín, Prague 8, just moments from the Křižíkova metro station (line B) and tram lines. Full amenities within easy reach, two short tram stops to the city center.

The interior features a south-facing living room with a dining area, a fully fitted open plan kitchen, and a balcony facing the courtyard, two separate north-facing bedrooms with built-in wardrobes and a shared balcony facing the courtyard, a bathroom with a bathtub and shower screen, a separate toilet, a storage room, and an entry hall with built-in wardrobes.

Quality equipment, air-conditioning, wooden floors, tiles, security entry door, French windows, washing machine with a dryer, video entry phone, satellite reception, cellar. One garage parking space included.



\* 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.