



Apartment One-bedroom (2+kk)

Rented

55 m², Praha 8, Karlín, U Mlýnského kanálu





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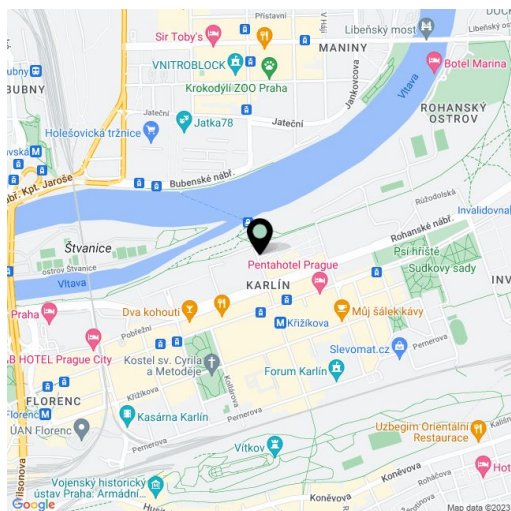
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Total area	65 m ²
Floor area*	55 m ²
Loggia	10 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27816
Available from	Immediately

Benefiting from an enclosed balcony and views of the Vltava river and the Prague Castle, this brand new 1-bedroom flat is situated on the seventh floor of the newly constructed Trinity Residence with security and underground parking. Located right on the Vltava riverbank 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 interior features living room with dining area and a fully fitted open kitchen, one bedroom, bathroom with bath and toilet, and entry hall with storage. Both main rooms have access to the **balcony**.

Floor-to-ceiling windows, wooden floors, tiles, security entry door, central heating, washer, video entry phone, **cellar**, camera system, chip card entry, pram storage in the building. One **garage parking space** included. Bike and jogging path next to the building, fitness / relaxation center and golf course nearby. Common building charges, water and heating CZK 2800/month. Electricity is billed separately (deposit CZK 500/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.