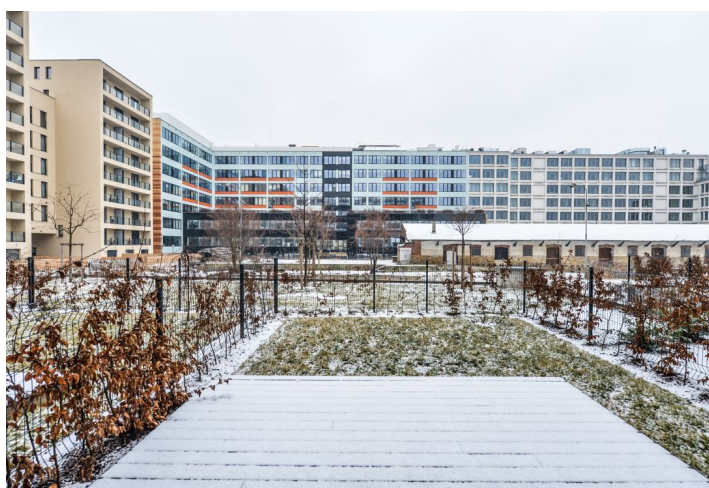
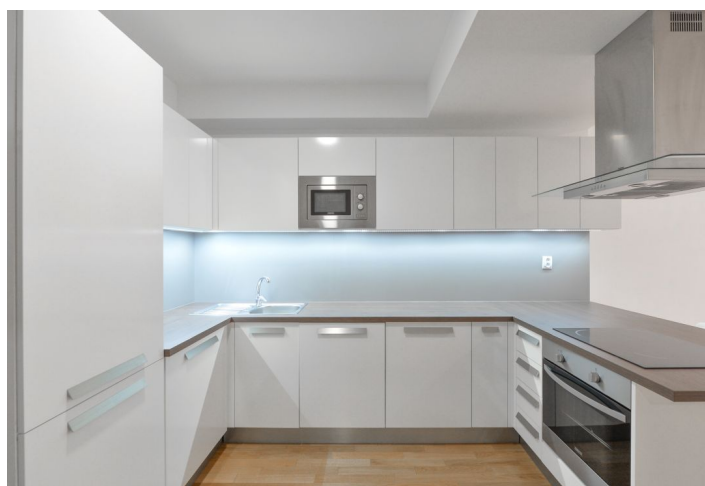




## Apartment One-bedroom (2+kk)

Rented

42 m<sup>2</sup>, Praha 8, Karlín, Za Karlínským přístavem





## Apartment One-bedroom (2+kk)

Rented

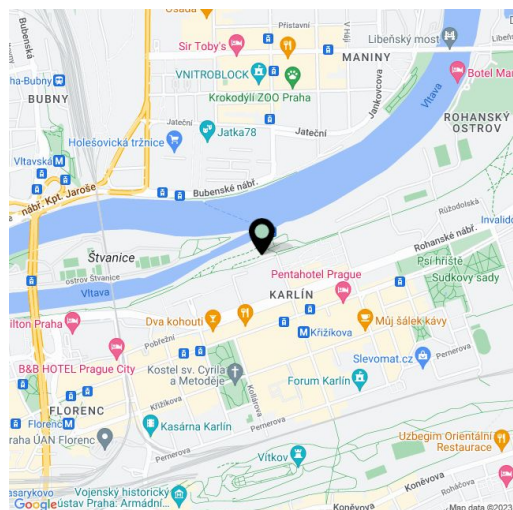
42 m<sup>2</sup>, Praha 8, Karlín, Za Karlínským přístavem

Total area	56 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Garden	40 m <sup>2</sup>
Parking	Garage parking included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28581
Available from	Immediately

Benefiting from a 40 m<sup>2</sup> garden, this is a modern 1-bedroom flat on the ground floor in the Vltava Residence residential project with a reception, security and underground parking, just a few minute walk from Křižíkova metro station. Located on the Rohanský Island on the Vltava riverbank, on the Prague 1 - Prague 8 divide, in one of the most dynamically developing districts, with full amenities and quick access to the city center.

The interior includes living room with a fully fitted open kitchen, one bedroom with an en-suite bathroom (walk-in shower, sink, toilet) and built-in wardrobes, a guest toilet, and an open entry hall with built-in storage. The **terrace** and **garden** are accessible from both main rooms.

French windows, **wooden floors**, tiles, security entry door, curtains, central heating, video entry phone, washer, dishwasher, microwave oven, TV, **cellar**, camera system, lift to the garage. One **garage parking space** included. Bike and jogging path next to the building, fitness / relaxation center and golf course near by. Deposit for common building charges, water and heating around CZK 3300/month. Electricity is billed separately.



\* 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.