



## Apartment Two-bedroom (3+kk)

Rented

83 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





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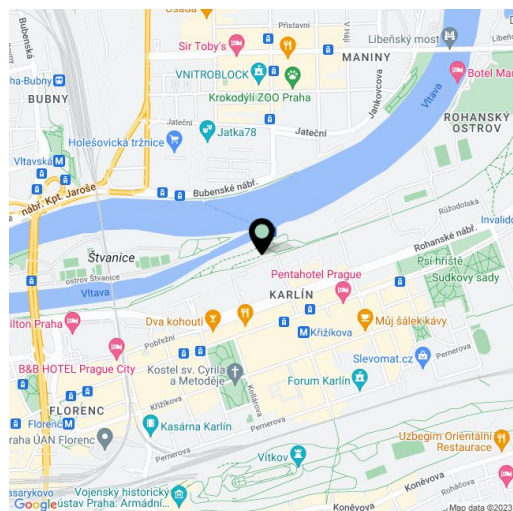
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Total area	93 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29296
Available from	Immediately

Benefiting from a 10 m<sup>2</sup> terrace and direct access from the lift, this is a modern 2-bedroom flat on the third 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 and terrace facing the courtyard, two bedrooms with floor-to-ceiling windows and beautiful views of the green riverbank, bathroom (bathtub, sink, toilet), walk-in closet, a guest toilet, laundry room, and entrance hall.

Wooden floors, tiles, security entry door, French windows, central heating, video entry phone, washer, dryer, dishwasher, garden furniture, TV, 8 m<sup>2</sup> cellar, camera system. Can be unfurnished. One garage parking space included. Bike and jogging path next to the building, fitness / relaxation center and golf course near by. Deposit for service charges, water and heating approx. CZK 5800/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.