



Apartment Four-bedroom (5+kk)

Rented

212 m², Prague 8, Karlín, Na Střelnici





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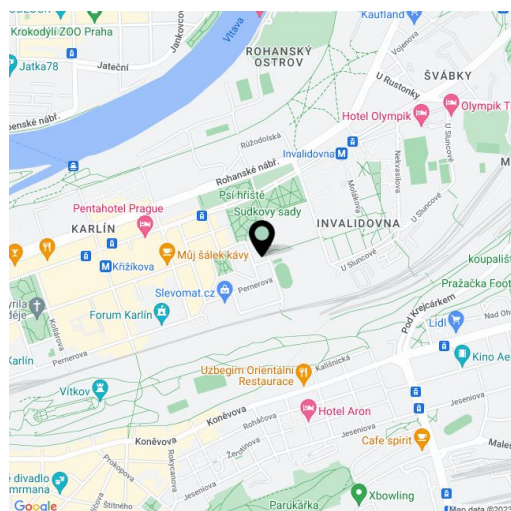
Total area	263 m ²
Floor area*	212 m ²
Balcony	3 m ²
Terrace	48 m ²
Parking	-
Cellar	-
PENB	C
Reference number	29921
Available from	Immediately

This 4-bedroom 3-bathroom duplex flat boasting two terraces and two balconies is located on the 4th and 5th floor of an Art Nouveau building with a lift, close to a park Kaizlovy sady with an excellent accessibility to the center (metro station 500 m, tram stop 250 m).

The lower level of the apartment offers a spacious bright living room (double height ceiling and large-format windows) with a kitchen area and a balcony access, 2 bedrooms (master bedroom has a walk-in closet, en-suite bathroom, and a terrace, second bedroom has a balcony), second bathroom, a utility room and a laundry room. The upper floor consists of 2 bedrooms, a **bathroom with a sauna and a large terrace** with preparation for a jacuzzi. The terrace is accessible from both bedrooms.

Top level equipment includes **SMEG** kitchen appliances (e.g. large gas stove and wine fridge), Spanish and Italian tiles, pink Brazilian quartzite on the terraces, solid wood parquet flooring, Italian oak staircase, designer bathroom equipment, custom-made interior and entrance doors, **Via Dese Italian lighting**, Buderus gas boiler, Viadrus cast iron radiators, Jablotron alarm system with PCO connection. Service charges CZK 590/person/month. Utilities will be transferred to the tenant.

Interior 211.6 m², terrace 30.3 m² and 17.6 m², balcony 2.1 m² and 1.2 m².



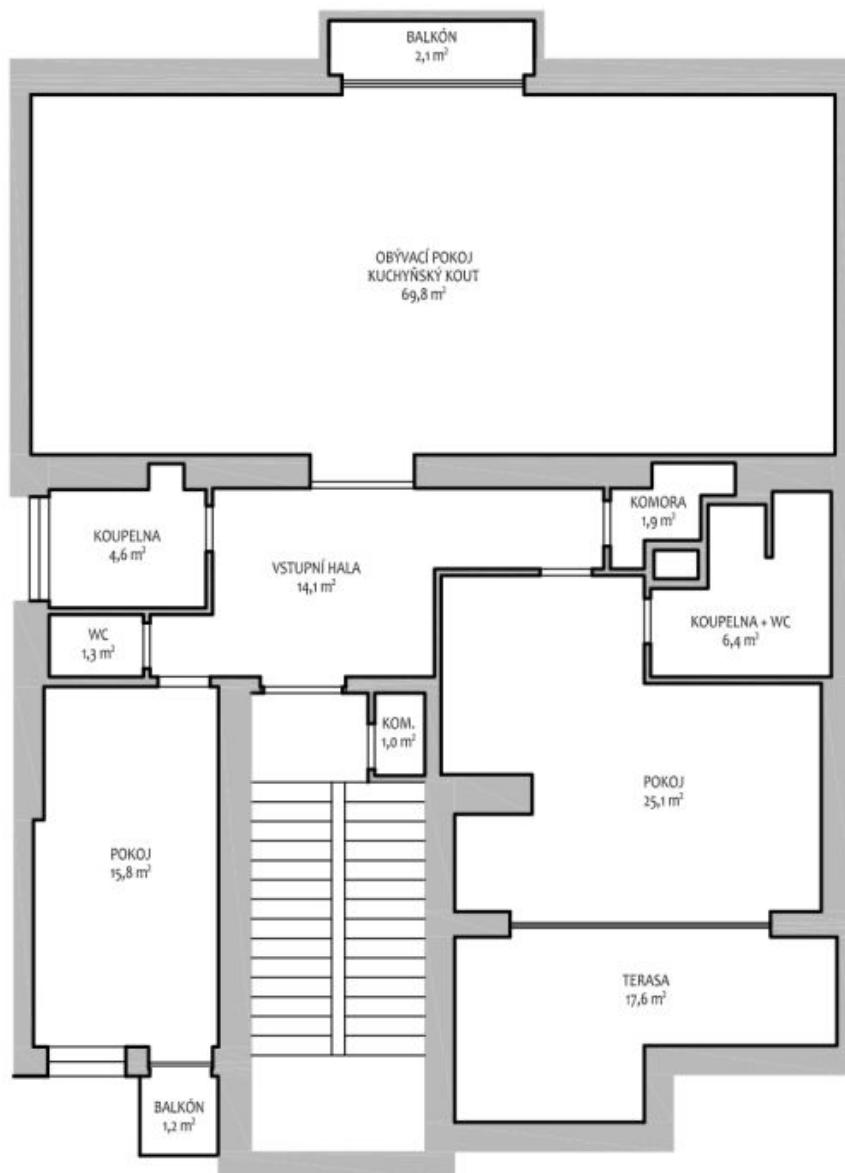
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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