svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

Rented

148 m², Prague 8, Karlín, Za Karlínským přístavem

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Rented

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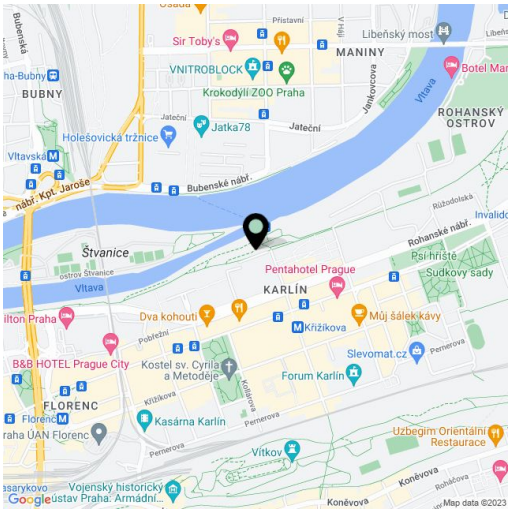
Total area	159 m²
Floor area*	148 m²
Terrace	11 m²
Parking	Two garage parking spaces included.
Garage	Yes
Cellar	-
PENB	G
Reference number	30286
Available from	Immediately



* 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.

Boasting a terrace and modern interior design, this comfortable, fully furnished 2-bedroom 2-bathroom apartment is located on the third floor of the Vltava Residence project with a reception, security, and underground parking, just a few minutes' walk from the Křižíkova metro station. Situated on Rohanský Island on the Vltava riverbank on the border between Prague 1 and Prague 8 in one of the city's most dynamic districts, with full amenities and quick access to the center. There is a bike and jogging path next to the building, and a fitness / relaxation center and golf course nearby.

The interior includes a spacious living room with a **fireplace**, a fully fitted open plan kitchen, a dining area, and a **terrace** facing the courtyard, two separate bedrooms, an en-suite bathroom (bathtub with a shower screen, sink, toilet), a family bathroom (walk-in shower, sink, toilet), a large **dressing room** as big as a bedroom, a study area, and an additional guest toilet.

Other features include **hardwood floors**, tiles, a security entry door, floor-to-ceiling windows, plenty of built-in wardrobes and storage, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, coffee maker, TV, video entry phone, garden furniture, and camera system. **Two garage parking spaces** are included. Deposit for service charges incl. security and recepction, water and heating CZK 8,500/month. Electricity will be transferred to the tenant's name. Available from March 2022.

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