



## Apartment Two-bedroom (3+kk)

Rented

91 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova





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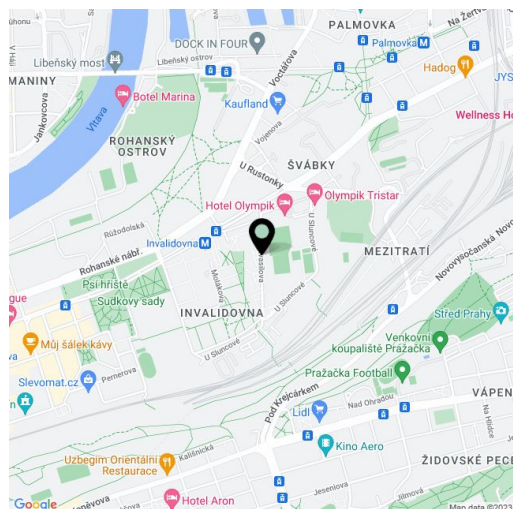
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Total area	102 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30548
Available from	Immediately

Partly furnished, with design furniture, this is a brand new 2-bedroom 2-bathroom flat with a terrace providing green views, on the fifth floor with lift in the newly built Karlín Park residential project, with underground parking. Located in a quiet part of Prague 8 with quick connections to the city center, a few blocks from Invalidovna metro station, near several parks and children's playgrounds, in the immediate vicinity of the local sports and wellness center, golf club and tennis courts.

The interior features two separate bedrooms, living room with dining area, a fully fitted open kitchen and **terrace** access, two bathrooms (bathtub / walk-in shower, sink, toilet, bidet shower), utility room, and entrance hall with built-in wardrobes.

Laminated floors, tiles, security entry door, central heating, sofa bed, washer, dishwasher, induction cooktop, microwave oven, TV, video entry phone, garden furniture, **cellar**. One **garage parking** space included. Service charges, water and heating approx. CZK 4300 per 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.