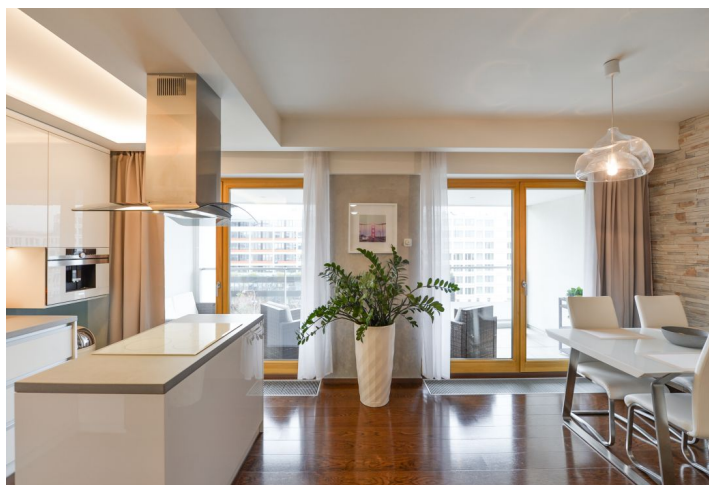




## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**87 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

Total area	98 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
Service price	6 470 CZK monthly
PENB	C
Reference number	30609

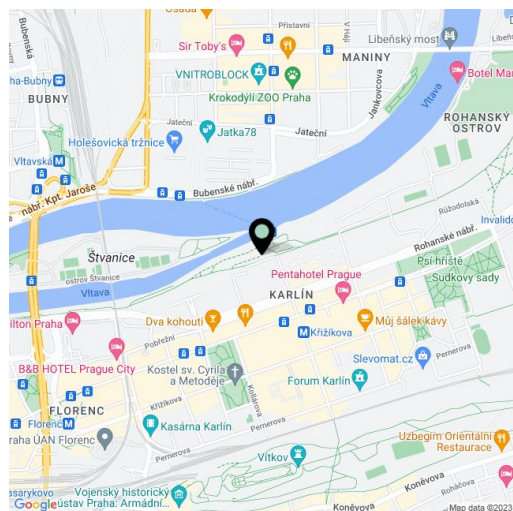
This high-standard furnished apartment with a balcony overlooking the crown of trees or the river is located on the 5th floor of the modern Vltava Residence, situated in a quiet place in the popular district of Karlín, in a location with a perfect accessibility of the city center by metro, tram or by foot.

The layout consists of a living room with an open kitchen and a **south-east facing balcony**, a master bedroom with **en-suite bathroom** (bathtub, sink, toilet), 2nd bedroom, shared bathroom (shower, sink, toilet) a corridor and a **foyer with a direct access to the lift** and the staircase.

Facilities include **tiles with underfloor heating** in the bathrooms, **wooden floors**, and windows, Sapeli door with concealed hinges and built-in wardrobes. The handleless kitchen with gloss lamination has a **concrete worktop and premium Bosch and Siemens appliances** including a white induction hob, a pyrolytic oven, a built-in coffee machine or an American fridge. The apartment has a **preparation for air conditioning** and outdoor electric blinds. The unit comes with a **garage parking place** and a **cellar**.

Karlín is a very sought-after, still developing district in the immediate vicinity of the center. The residence is set among the trees next to the bike path, a short walk from **Křižíkova** metro station and tram stop, as well as from **the "Hol-Ka" ferry**, providing a very quick connection with Holešovice. There are full urban amenities nearby: groceries, cafes, bistros, restaurants, health centers, pharmacies, shops, schools of all levels, and also the cultural area of **Forum Karlín**.

Interior 87.6 m<sup>2</sup>, balcony 10.8 m<sup>2</sup>, cellar 3.3 m<sup>2</sup>.



\* 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.