



## Apartment One-bedroom (2+kk)

Rented

40 m², Prague 8, Karlín, Březinova





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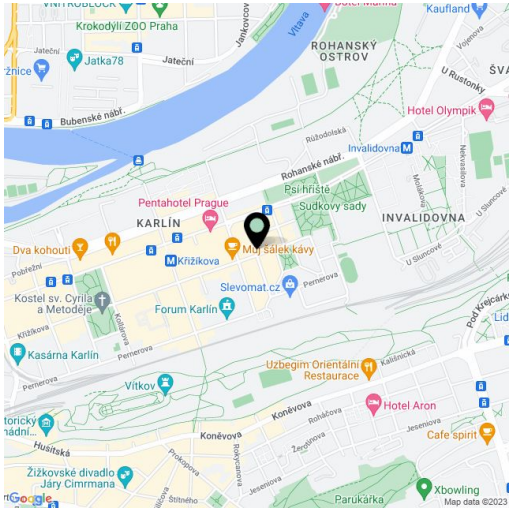
40 m², Prague 8, Karlín, Březinova

Total area	42 m²
Floor area*	40 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	G
Reference number	31599
Available from	Immediately

This newly refurbished 1-bedroom flat with a balcony is on the first floor of a completely newly renovated traditional building with a lift and preserved original features. Well situated in a quiet street in a highly sought after neighborhood of Karlín, Prague 8, a few min. walk from a tram stop and Křížíkova metro station. Located within walking distance of the Karlín business center, with great amenities and a number of quality cafes, bistros and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava river.

The interior features a living room with a fully fitted open kitchen and access to the **balcony** facing the green back yard, a bedroom also facing the yard, a bathroom incl. a walk-in shower and a toilet, and an entrance hall.

High ceilings, **solid wood parquet floors**, concrete screed, tiles, central heating, dishwasher, combination oven. Monthly deposit for service charges, water and heating is approximately CZK 3200. 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.