



## Apartment One-bedroom (2+1)

Rented

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





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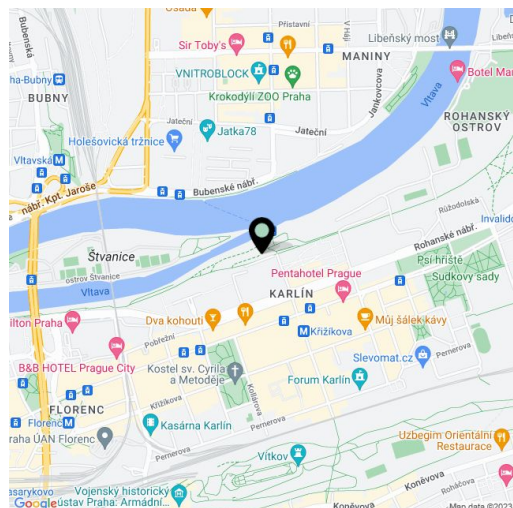
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Total area	78 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Parking can be rented in the building for CZK 2000/month.
Garage	Yes
Cellar	-
PENB	C
Reference number	31650
Available from	Immediately

Benefiting from beautiful views of the green Vltava riverbank, a 10 m<sup>2</sup> terrace and direct access from the lift, this is a 1-bedroom contemporary apartment on the fifth floor in the new Vltava Residence with a reception, security and underground parking, just a few minute walk from Křižikova metro station. Located on the Rohanský Island on the Vltava River, on the Prague 1 - Prague 8 divide, in the highly sought after Karlín neighborhood with rich amenities and quick access to the city center. There is a bike and jogging path next to the building, and a fitness / relaxation center and a golf course near by.

The apartment features a bright living room, a bright bedroom with an en-suite shower room, a fully fitted kitchen with a breakfast bar and a terrace facing the courtyard, a laundry room, a separate toilet, and an open entrance hall.

**BoConcept** furniture, **hardwood floors**, tiles, security entry door, floor-to-ceiling windows, built-in wardrobes and storage in the bedroom and hall, central heating, washer, dishwasher, microwave oven, coffee maker, garden furniture, TV, cable TV connection, video entry phone, camera system. Service charges, reception fee, utilities and the Internet are CZK 6000/month. Available from December 2019.



\* 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.