



## Apartment Two-bedroom (3+kk)

Rented

99 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží





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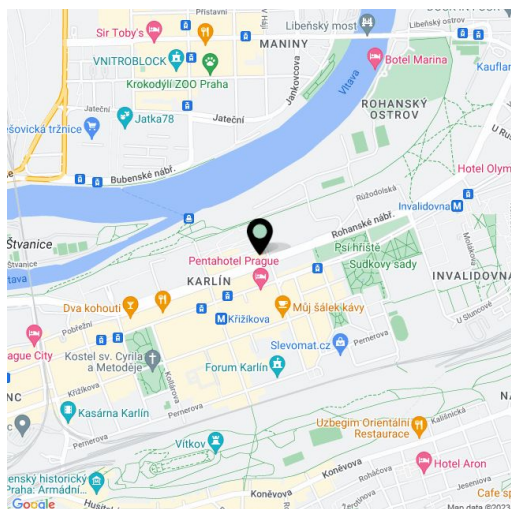
**Rented**99 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	110 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31708
Available from	Immediately

Benefiting from a 11 m<sup>2</sup> terrace, this modern furnished 2-bedroom 2-bathroom flat is on the 5th floor of the River Diamond Residence with a 24/7 reception and manned security, underground garage parking and a charming privated Japanese style courtyard garden with water features. Located in a highly sought after part of Karlín with excellent transport accessibility to the city center and a unique location on the Vltava riverbank with a bike and jogging path, near a ferry across the river and a golf course. Within a few minutes walk is located Křižíkova metro station (line B) and tram stop, plus rich amenities incl. restaurants, bistros, shops, cinema, pharmacies and other services. The building features quality equipment and finishes - the residence was awarded the Building of the Year title in 2007.

The interior features a living room with a fully fitted open plan kitchen, a breakfast bar and a dining area, two bedrooms with access to the **terrace**, two bathrooms (bathtub / walk-in shower), a separate toilet, and an entrance hall.

**Hardwood floors**, tiles, security entry door, floor-to-ceiling French windows, dishwasher, microwave oven, garden furniture, TV, **cellar**, lift. **Two garage parking spaces** are included. Building amenities include guest parking, on-site property management and on-site maintenance. Service charges, water and heating are approximately CZK 6200 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.