



## Apartment Two-bedroom (3+kk)

Rented

116 m<sup>2</sup>, Praha 8, Karlín, Březinova





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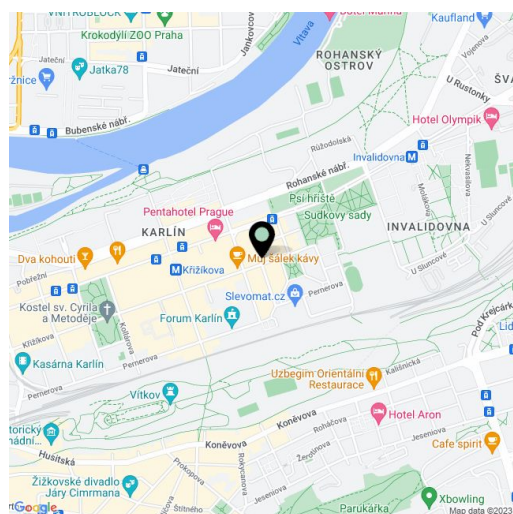
**Rented**116 m<sup>2</sup>, Praha 8, Karlín, Březinova

Total area	116 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	31721
Available from	Immediately

Unique and original attic duplex that has been completely and newly renovated by the Vladan Běhal Design studio. This fully modernized and furnished design apartment is on the 4th topmost floor of a renovated Art Nouveau building without an elevator in the highly sought-after district of Prague 8 - Karlín, near the Křížíkova metro station. The area, popular with the expat community, offers a number of quality cafes, bistros, and restaurants. The city center is easily accessible within a few minutes by tram or metro, or you can also use the nearby bike path along the Vltava River.

The timeless interior features, on the lower level, an **air-conditioned** living room with a fully fitted open plan kitchen and a dining area with new oversized windows that can be fully opened, thus connecting the space with the green outdoors. There is a bedroom with an adjacent fitted **walk-in closet**, an industrial style shower room with a concrete sink and a toilet, and an open entrance hall with built-in wardrobes. The upper floor is accessible via an alternating tread staircase and consists of a study with a relaxation area with original **nets** as part of the floor level and a bedroom zone.

Clean lines, high standard equipment and finishes, piano, custom-made furniture, ample storage space, **oak parquet floors, Italian tiles, concrete screed wall**, heated bathroom floor, security entry door, light dimmers, gas boiler, washer, dryer, dishwasher, induction cooktop, spacious **cellar**. Service charges and utilities CZK 5,000/mo. Available from June 2020.



\* 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.