



## Apartment Two-bedroom (3+kk)

Rented

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





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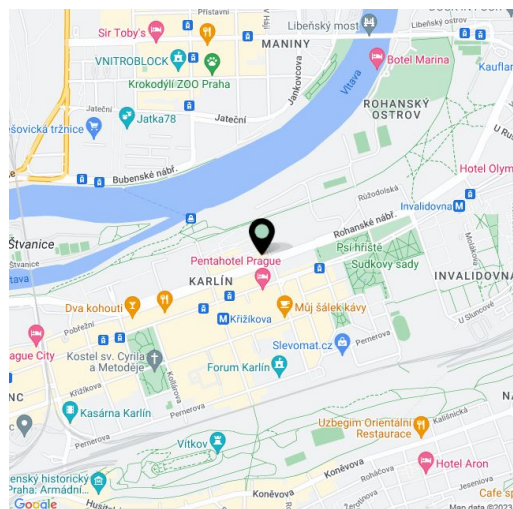
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Total area	120 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	-
PENB	C
Reference number	32259
Available from	Immediately

This furnished renovated 2-bedroom 2-bathroom split-level apartment with a balcony is set on the third floor of the River Diamond Residence with a 24/7 reception and manned security, underground garage parking and a charming private 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 and other services. The building features quality equipment and finishes - the residence was awarded the Building of the Year title in 2007.

The lower floor features a bedroom with an en-suite bathroom (walk-in shower, toilet), a utility room, and an entrance hall. The upper floor includes a living room with a fully fitted open plan kitchen and a dining area, a bedroom with a **balcony** and an en-suite bathroom (bathtub with a shower screen, toilet), an additional separate toilet, and a hall with built-in wardrobes. Both bedrooms offer views of the riverbank and the Japanese garden.

Quality equipment, **hardwood floors**, tiles, security entry door, floor-to-ceiling windows, central heating, washing machine, dishwasher, microwave oven, satellite reception, lift, chip entry. **Two garage parking spaces** are included. Building amenities include guest parking, on-site property management and on-site maintenance. Deposit for service charges, water and heating is approx. CZK 6620 monthly. Utilities are 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.