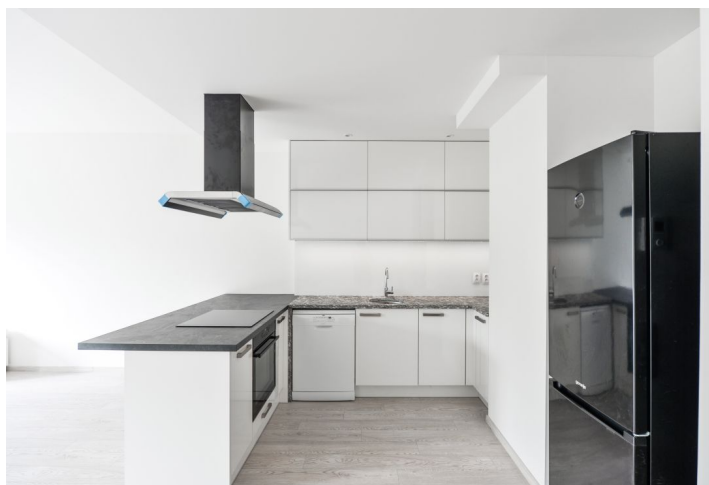




Apartment Two-bedroom (3+kk)

Rented

115 m², Praha 8, Karlín, U Mlýnského kanálu





Apartment Two-bedroom (3+kk)

Rented

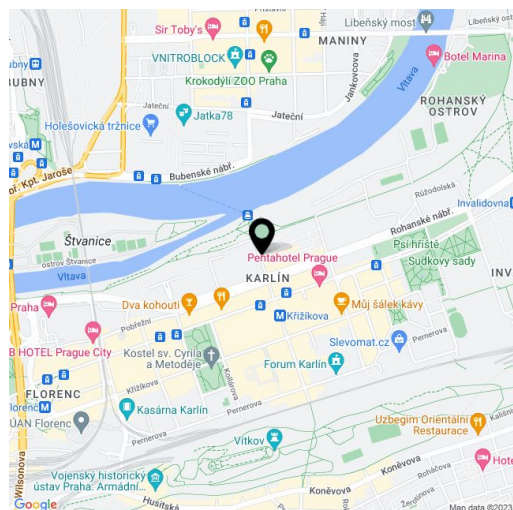
115 m², Praha 8, Karlín, U Mlýnského kanálu

| | |
|------------------|--------------------|
| Total area | 124 m ² |
| Floor area* | 115 m ² |
| Balcony | 9 m ² |
| Garden | 48 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 32896 |
| Available from | Immediately |

Benefiting from a 48 m² garden and a 9 m² balcony, this 2-bedroom split-level apartment is on the ground floor of the modern TRINITY residential project with underground parking. Located right on the Vltava riverbank on Rohanský Island, on the border between Prague 1 and Prague 8 in one of the most dynamic neighborhoods, with full amenities within easy reach and quick access to the city center by tram and from the Křižíkova metro station, which is just a few blocks away. A bike and jogging path is steps from the building, and a fitness / relaxation center, a tennis court and a golf course are nearby.

The lower level includes a spacious living room with a fully fitted open plan kitchen, a dining area and access to the terrace and garden, a toilet, storage space under the stairs, and an open entrance hall. The upper floor features two bedrooms with a shared balcony facing the courtyard, a bathroom with a bathtub and a toilet, and a large walk-in closet with utility area.

Laminated floors, tiles, security entry door, French windows, central heating, dishwasher, cellar, on-site property management. One garage parking space is included. Deposit for service charges, water and heating: approx. CZK 5000/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.



Apartment Two-bedroom (3+kk)

Rented115 m², Praha 8, Karlín, U Mlýnského kanálu

Plošné vymiery

| | | |
|----------------------------|--------------------|-----------------------------|
| 1.02.1 | Chodba a schodiská | 9,82 m ² |
| 1.02.2 | Obývad pokoj+KK | 62,24 m ² |
| 1.02.3 | WC | 1,85 m ² |
| 1.02.5 | Ložnice | 15,37 m ² |
| 1.02.6 | Pokoj | 14,94 m ² |
| 1.02.7 | Koupeľna+WC | 5,15 m ² |
| 1.02.8 | Komora | 5,53 m ² |
| Celková plocha bytu | | 114,90 m² |
| 1.01.4 | Zahrada | 48,00 m ² |
| 1.01.9 | Lodže | 9,38 m ² |

Príslušenstvá bytu - sklepní kóje, garážové stání

