



## Apartment Studio (1+kk)

42 m<sup>2</sup>, Prague 8, Karlín, Lyčkovo náměstí

Rented





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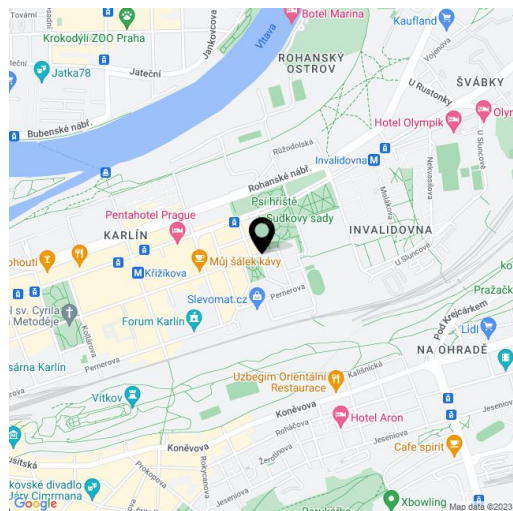
Total area	46 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	34357
Available from	Immediately

This recently completed fully furnished apartment with a courtyard balcony is located on the 4th floor of a precisely and sensitively restored Art Nouveau building from 1906, situated on a quiet park-like square. A popular location near the center of Karlín with a perfectly functioning infrastructure and plenty of green spaces.

The original layout was initially 1-bedroom, now it is a studio. The kitchen is divided into dining, sleeping, and living areas, with access to the **southwest-facing balcony**. There is an entrance hall and a bathroom.

The standard includes wooden floors, tiles, underfloor heating in the lobby and bathroom, and security entry doors. The **wooden windows** are replicas of the originals and the apartment has electric heating. The building has been completely renovated and now includes an elevator.

The location provides everything you need for comfortable urban living. There are plenty of cafés, bistros, restaurants, and sports facilities in the immediate vicinity. It is close to the **Forum Karlín** multifunctional cultural center and several parks, the largest of which is on Vítkov hill. There are **bike paths** in the area, and the Marina **Golf Club** is nearby. The center can be reached within a few minutes by metro, tram, or on foot. Deposit for common building charges CZK800/month. Electricity will be transferred to the tenant.



\* 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.