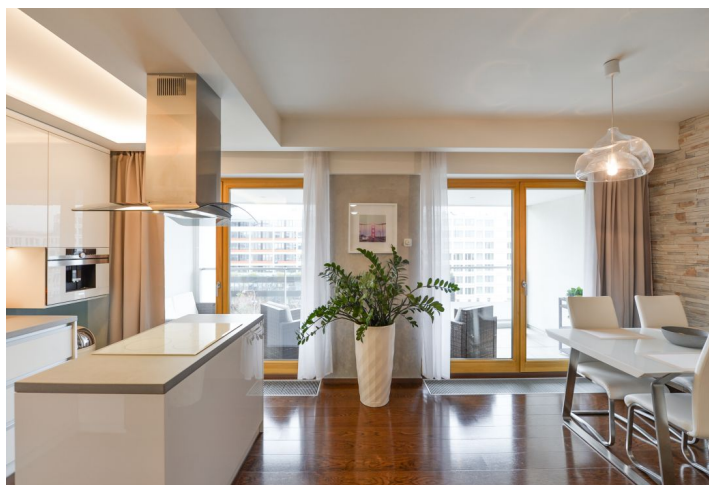




## Apartment Two-bedroom (3+kk)

Rented

87 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





## Apartment Two-bedroom (3+kk)

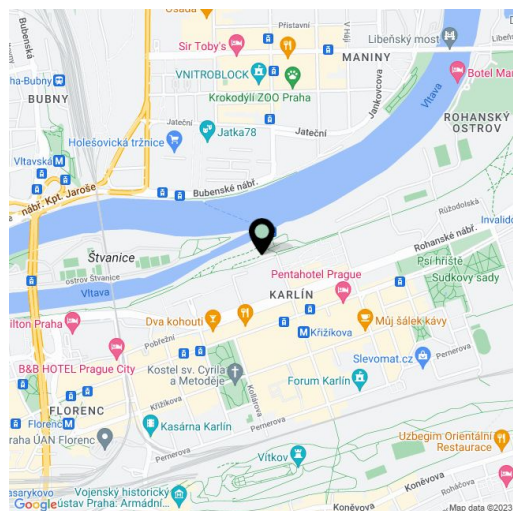
**Rented**87 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

Total area	98 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	35065
Available from	Immediately

Benefiting from views of the green Vltava riverbank, an 11 m<sup>2</sup> balcony and direct access from the lift, this is a high standard, fully furnished 2-bedroom 2-bathroom apartment on the fifth floor in the contemporary Vltava Residence with a reception, security and underground parking, just a few minute walk from Křižíkova metro station. Located on the Rohanský Island on the Vltava River, on the Prague 1 - Prague 8 divide, in the highly sought after Karlín neighborhood with rich amenities and quick access to the city center. There is a bike and jogging path next to the building, and a fitness / relaxation center and a golf course near by.

The interior features a living room with a fully fitted open plan kitchen and a **south-east facing balcony**, a master bedroom with an **en-suite bathroom** (bathtub with a shower screen, toilet), a second bedroom, a family bathroom (walk-in shower, toilet), a utility room, and an entrance hall with **direct access to the lift** and the staircase.

**Wooden floors and windows**, heated tiles in the bathrooms, built-in wardrobes, **concrete worktop and premium Bosch and Siemens appliances** in the kitchen, induction cooktop, pyrolytic oven, coffee machine, American type fridge, TV, video entry phone, wiring for air-conditioning and automatic external blinds, **cellar**. A **garage parking** space is included. Service charges, water and heating bills: CZK 5500/month. Electricity will be transferred to the tenant. Available from May 1, 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.