



## Apartment Three-bedroom (4+kk)

Rented

102 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu





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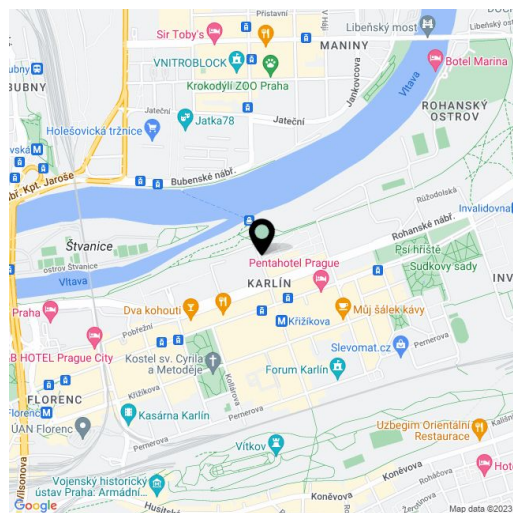
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Total area	118 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Loggia	16 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, and water: CZK 7,000. Electricity is billed separately (transferred to tenant).
PENB	B
Reference number	37357
Available from	Immediately

This fully air-conditioned, quality unfurnished apartment with 4 enclosed balconies is on the 7th 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 Prague 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 mere steps from the building, and a fitness/relaxation center, a tennis court, and a golf course are nearby.

The apartment features a living room with a dining area, fully fitted open plan kitchen, and loggia, 3 bedrooms, plus a bathroom including a bathtub with a shower screen, a bidet, and a toilet. There is a fitted walk-in closet, an additional separate toilet, a laundry room, and an entrance hall.

Quality materials and equipment, marble and granite tiles, hardwood parquet floors, security entry door, built-in wardrobes in one bedroom, central heating, washer, dryer, dishwasher, wine fridge, TV, video entry phone, alarm, cellar, elevator, pram storage in the building. A garage parking space is included. Available from August 2023.



\* 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.