



## Apartment Two-bedroom (3+kk)

Sold

134 m<sup>2</sup>, Praha 8, Karlín, Rohanské nábřeží





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Total area	145 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	35 m <sup>2</sup>
Parking	2 parking spaces
Garage	Yes
Cellar	Yes
Service price	12 800 CZK monthly
PENB	G
Reference number	37673

This duplex apartment with a garden terrace and a balcony is part of a secure residence with a large courtyard with Japanese-style landscaping and underground parking. The safe residential complex is set in the popular Karlín district in the immediate vicinity of the city center.

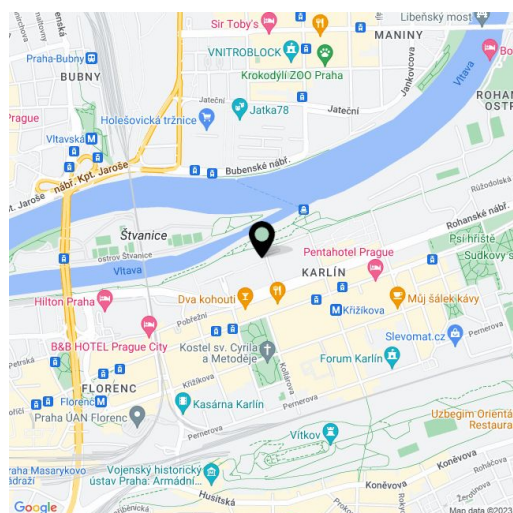
The ground floor consists of a living room connected to the kitchen, a dining room, and a garden terrace, a hallway, a large walk-in closet, a toilet with a sink, and stairs leading to the 1st floor. There is a master bedroom with an en-suite bathroom, a 2nd bedroom, a bathroom, a closet (with a connection for a washer and dryer), and a staircase hall. Both bedrooms have access to the balcony.

Facilities include wooden floors, large-format wooden windows, heated floors in the bathrooms, a complete kitchen, and a security door. The unit comes with 2 garage parking spaces and a cellar. The residence was completed in 2007; a reception and security ensure the safety and privacy of its residents.

Within easy reach are schools, shops, restaurants, cafes, bistros, a post office, a tram stop, and the Křižíkova metro station. The Florenc transfer station is also within walking distance. The popular Karlín district also offers cultural activities, such as in Karlín Forum or Karlínské Kasárny. Right next to the building is a comfortable bike trail leading directly to the city center or, in the opposite direction, to the zoo.

Interior 134.2 m<sup>2</sup>, 10.7 m<sup>2</sup> terrace, garden 35 m<sup>2</sup>, cellar 3.8 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



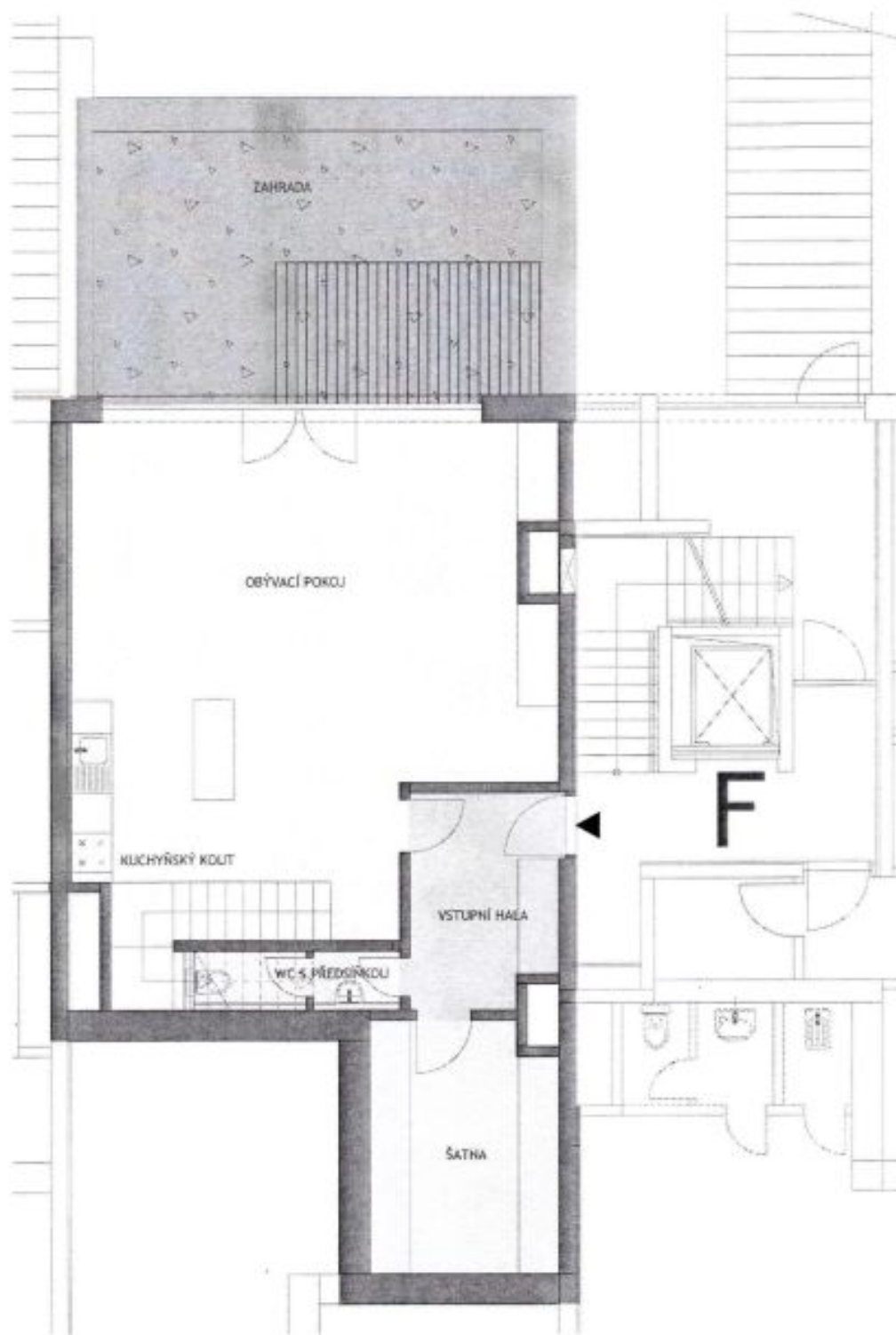
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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