



## Apartment One-bedroom (2+kk)

Rented

69.4 m<sup>2</sup>, Prague 8, Karlín, Křižíkova





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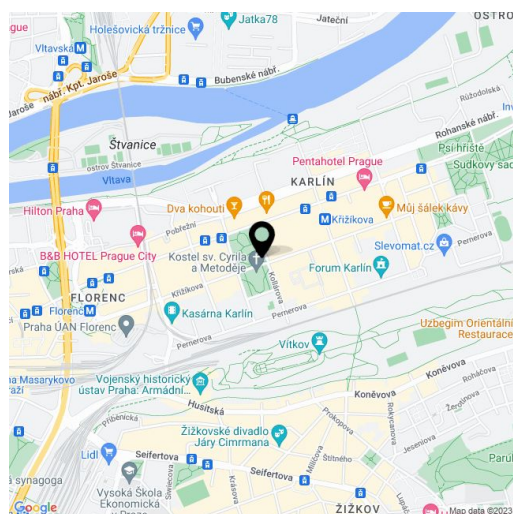
69.4 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

Total area	75 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately.
PENB	B
Reference number	38793
Available from	Immediately

**Stylish apartment in a trendy location. Boasting a balcony, this comfortable furnished apartment is on the 4th floor of the Karolína Piazza 2 project - a modern building with underground garage parking. Located in the highly sought-after district of Karlín, Prague 8, with full amenities and services in the immediate neighborhood including quality restaurants, cafes, and bistros, plus multiple business centers. A location with very quick access to the city center, just a minute's walk from the Křižíkova metro station and tram stop.**

The interior features a living room with a fully fitted open plan kitchen, a dining area, and access to the **balcony**, a bedroom with built-in wardrobes, a bathroom including a bathtub, a separate toilet with a bidet shower, and a large entrance hall with built-in wardrobes. The apartment faces a quiet courtyard.

**Hardwood floors**, large-format tiles, large windows, security entry door, central heating, custom-made kitchen, washing machine, dishwasher, microwave oven, video entry phone. Possibility of garage parking for CZK 3,000/month. A large 10.7 m<sup>2</sup> **cellar** is connected to the garage space.



\* 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.