



## Apartment Two-bedroom (3+kk)

Rented

123 m², Prague 8, Karlín, Rohanské nábřeží





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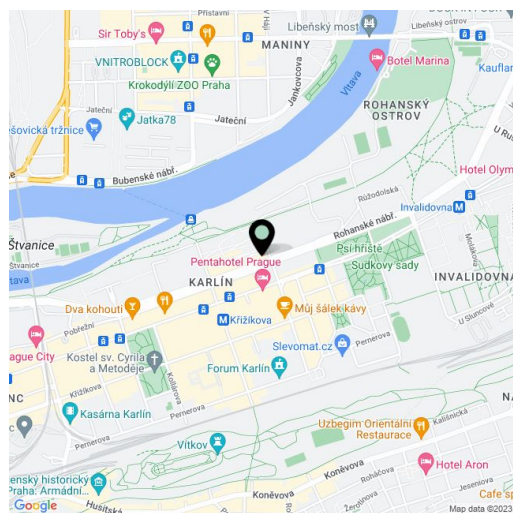
123 m², Prague 8, Karlín, Rohanské nábřeží

Total area	123 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	39151
Available from	Immediately

This furnished 2-bedroom 2-bathroom apartment is on the 6th floor of the River Diamond Residence with a 24/7 reception and manned security, underground garage parking and a charming private Japanese style courtyard garden with water features. Located in a highly sought after part of Karlín with excellent transport accessibility to the city center and a unique location on the Vltava riverbank with a bike and jogging path, near a ferry across the river and a golf course. Within a few minutes walk is located Křižíkova metro station (line B) and tram stop, plus rich amenities incl. restaurants, bistros, shops, cinema and other services. The building features quality equipment and finishes - the residence was awarded the Building of the Year title in 2007.

The interior features a spacious living room with a fully fitted open plan kitchen, a dining area and views of the Vítkov Hill, a master bedroom with an en-suite bathroom (bathtub with a shower screen, toilet), a second bedroom, a shower room, a utility room, an additional guest toilet, and an entrance hall.

**Hardwood floors**, tiles, security entry door, built-in wardrobes, exterior blinds, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, TV, **cellar**, lift, chip entry. A **garage parking** space is included. Building amenities include guest parking, on-site property management and on-site maintenance. Deposit for service charges, water and heating: CZK 9,000/month. Electricity is billed separately.



\* 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.