



## Apartment Three-bedroom (4+kk)

Rented

140 m<sup>2</sup>, Praha 8, Karlín, Březinova





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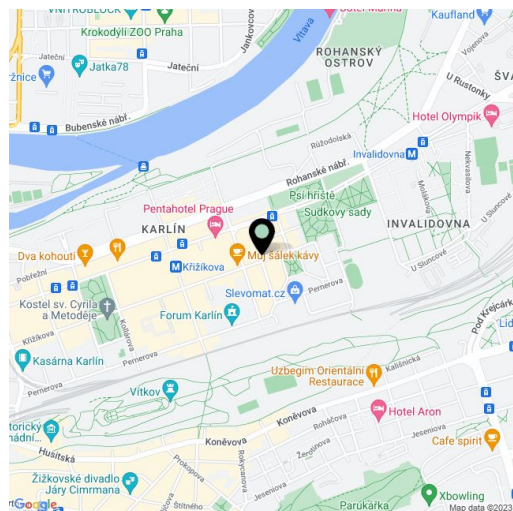
**Rented**140 m<sup>2</sup>, Praha 8, Karlín, Březinova

Total area	153 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	40385
Available from	Immediately

This is a brand new 3-bedroom 2-bathroom split-level attic apartment with a balcony, a terrace and nice views, on the 4th floor of a completely renovated traditional building with a lift and preserved original features. Well situated in a quiet street in a highly sought after neighborhood of Karlín, Prague 8, a few min. walk from a tram stop and Křižíkova metro station. Located within walking distance of the Karlín business center, with great amenities and a number of quality cafes, bistros and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava river.

The lower floor features a bedroom with a balcony facing a landscaped green back yard, a bedroom with atelier windows and an en-suite shower room with a toilet, a third bedroom, a family bathroom including a bathtub and a toilet, an open study / playroom, and an entrance hall with storage. The upper level includes a comfortable living room with a fully fitted open plan kitchen, a dining area and access to the terrace overlooking the Vítkov Hill.

Solid wood oak parquet floors, tiles, storage, French windows, central heating, dishwasher. Monthly deposit for service charges, water and heating: CZK 4,000. 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.