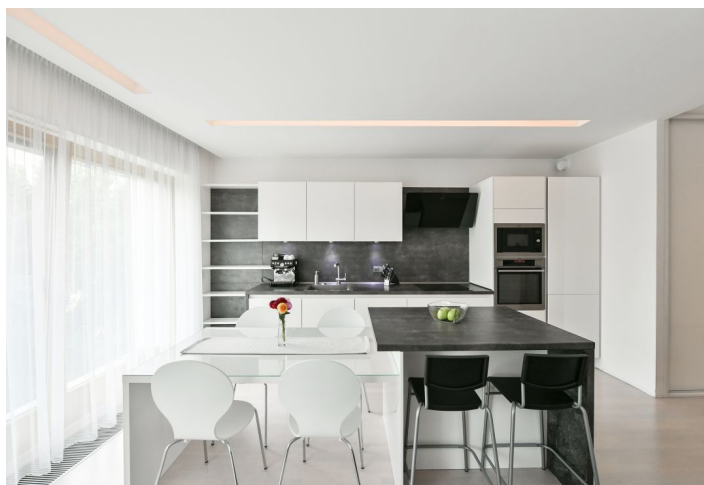
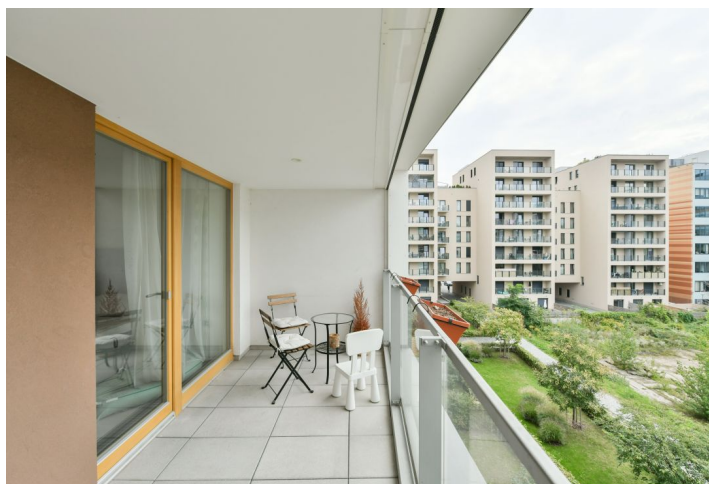
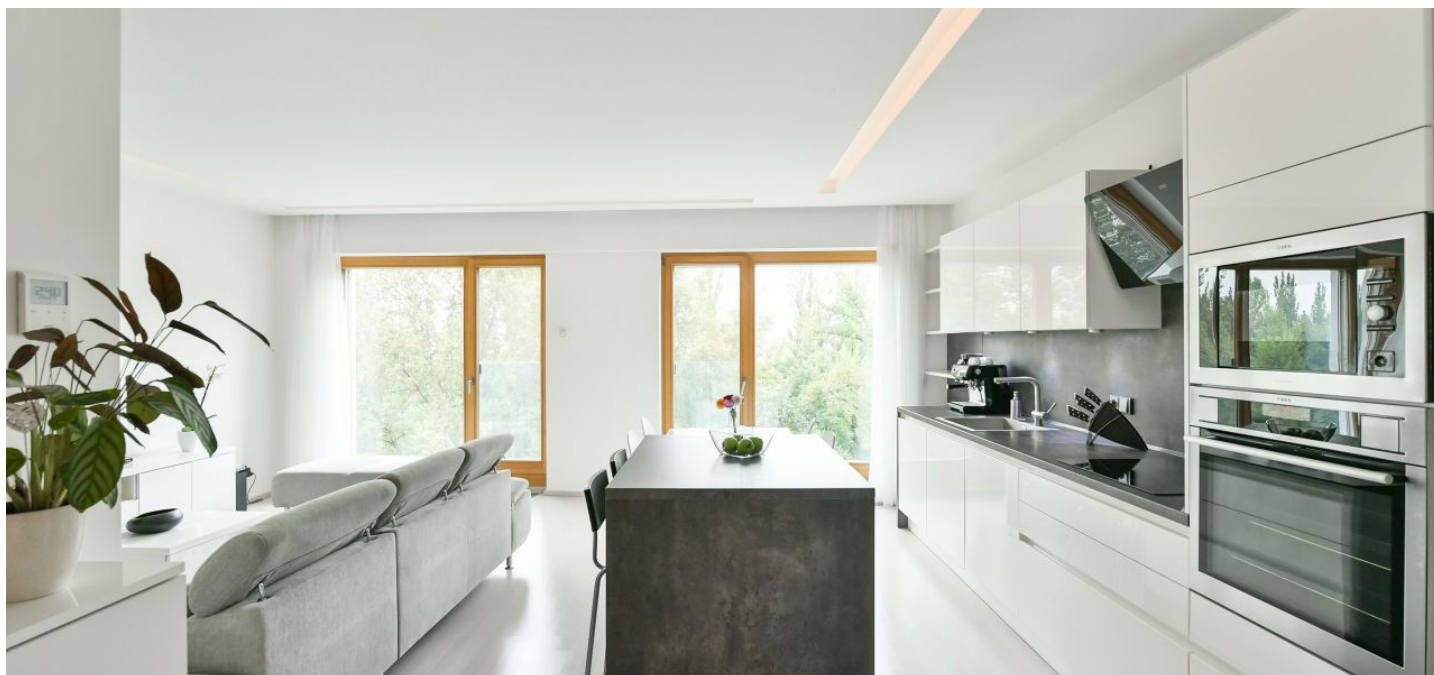




Apartment Two-bedroom (3+kk)

Rented

78.5 m², Praha 8, Karlín, Za Karlínským přístavem





Apartment Two-bedroom (3+kk)

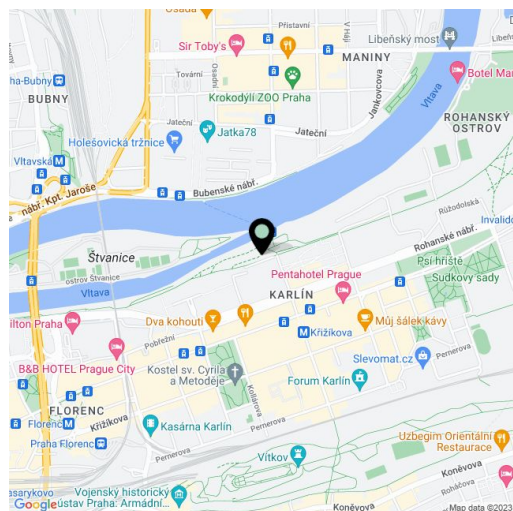
Rented78.5 m², Praha 8, Karlín, Za Karlínským přístavem

Total area	89 m ²
Floor area*	79 m ²
Loggia	11 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	40415
Available from	Immediately

Benefiting from an enclosed balcony and views of the green Vltava riverbank, this is a 2-bedroom apartment on the third floor in the contemporary Vltava Residence with a reception, security and underground parking, just a few minute walk from Křižíkova metro station. Located on the Rohanský Island on the Vltava River, on the Prague 1 - Prague 8 divide, in the highly sought after Karlín neighborhood with rich amenities and quick access to the city center. There is a bike and jogging path next to the building, and a fitness / relaxation center and a golf course near by.

The apartment offers 2 bedrooms with a shared **enclosed balcony**, a living room with a fully fitted open kitchen and a dining area, a bathroom including a bathtub and a toilet, an additional separate toilet, a utility room, and an entrance hall with built-in wardrobes.

Hardwood floors, tiles, security entry door, exterior blinds in the living room, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, sound system, TV, video entry phone, **cellar**, chip card entry, camera system. A **garage parking** space is included. Service charges, water and heating bills: CZK 4,800/month. Electricity is billed separately. Available March 1, 2022.



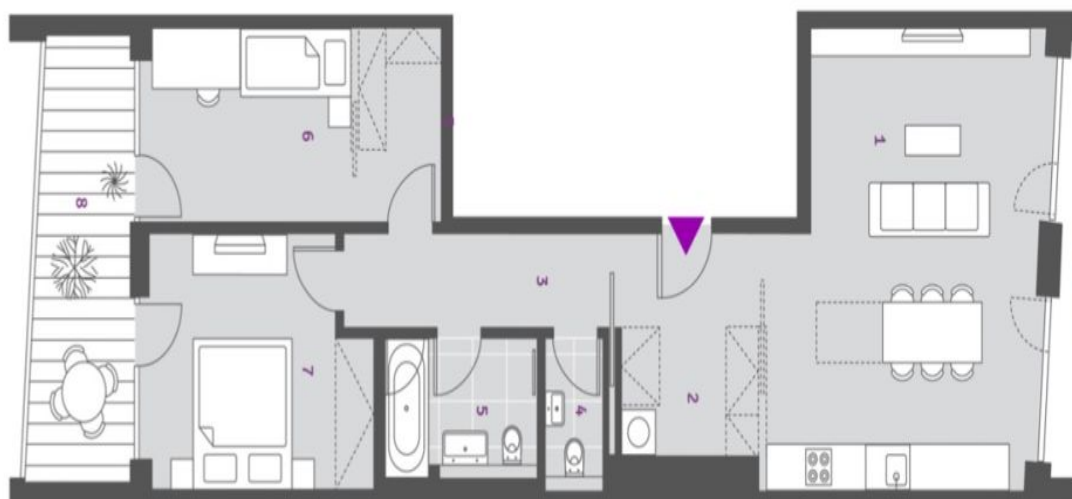
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Two-bedroom (3+kk)

78.5 m², Praha 8, Karlín, Za Karlínským přístavem

Rented



1	Obývací pokoj / Living Room + Kitchen	29,5 m ²
2	Komora / Utility Room	7,7 m ²
3	Chodba / Corridor	6,6 m ²
4	WC / Toilet	2,1 m ²
5	Koupelna + WC / Bathroom + Toilet	5,1 m ²
6	Ložnice / Bedroom	14,1 m ²
7	Ložnice / Bedroom	13,4 m ²
Plocha bytu / Apartment Area		78,5 m²
8	Ložnice / Loggia	10,8 m ²
Plocha bytu celkem / Apartment Area Total		89,3 m²