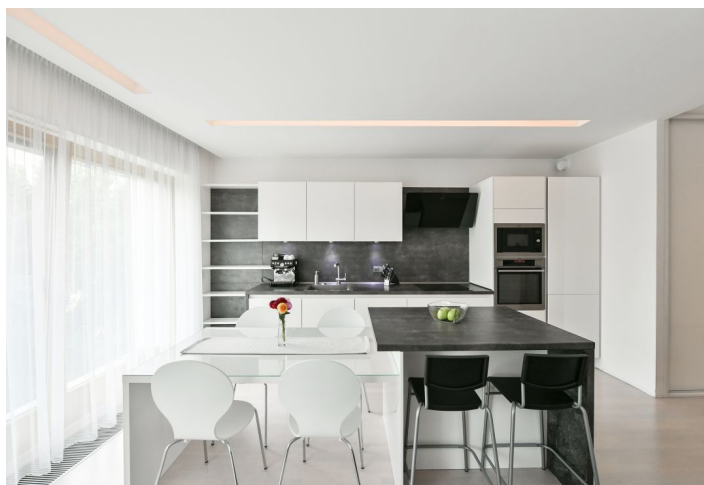
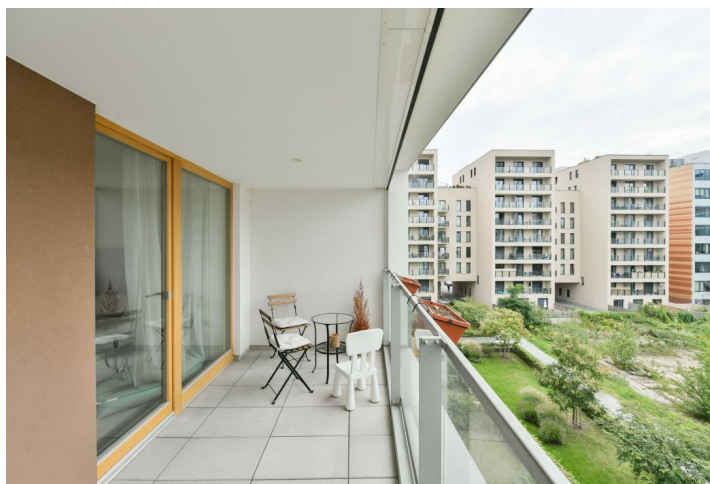




## Apartment Two-bedroom (3+kk)

Rented

78.5 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





## Apartment Two-bedroom (3+kk)

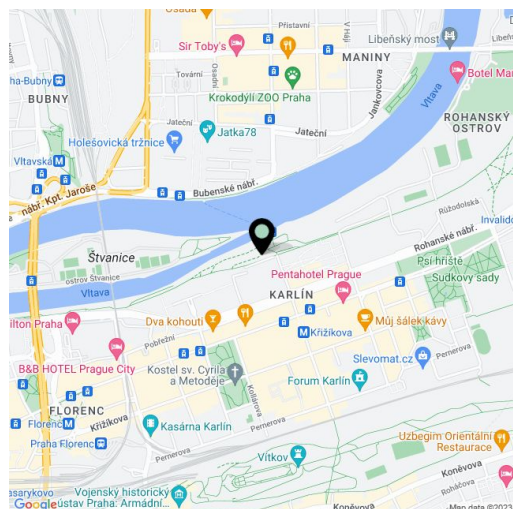
**Rented**78.5 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

Total area	89 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Loggia	11 m <sup>2</sup>
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.



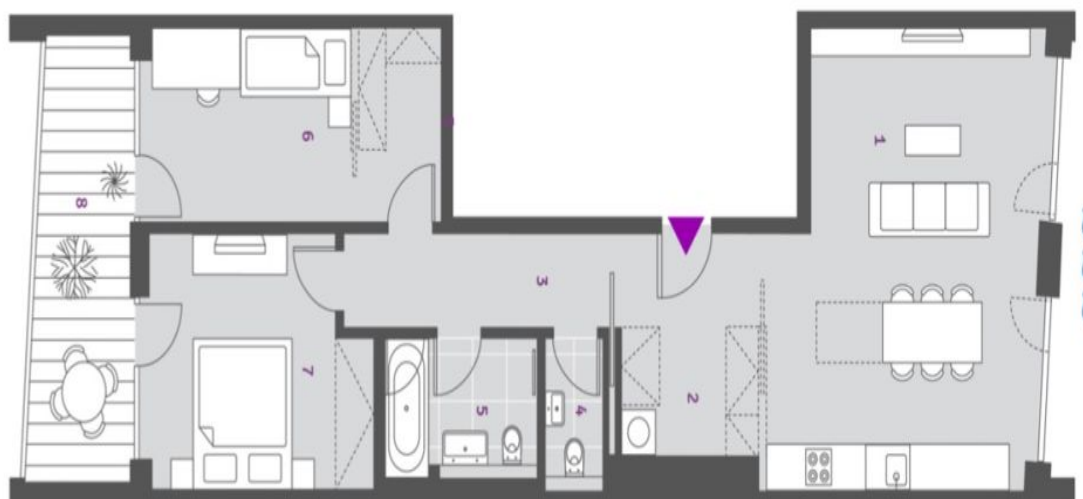
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

78.5 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

Rented



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