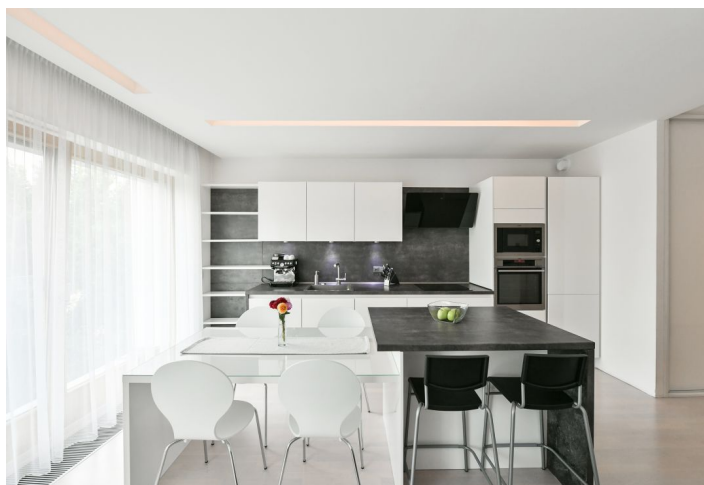
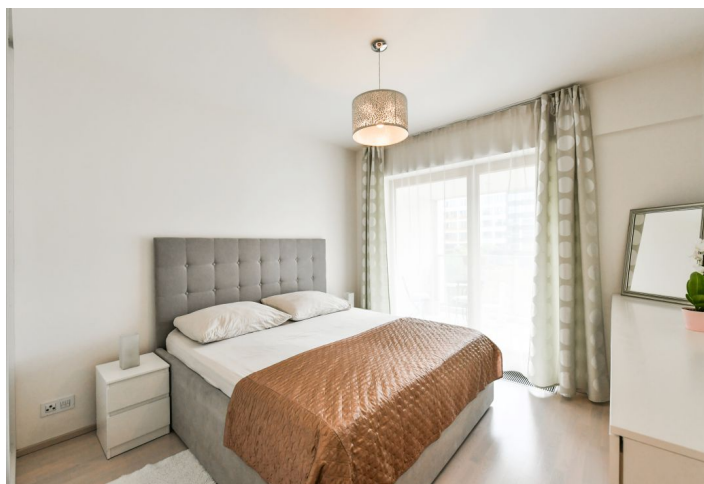
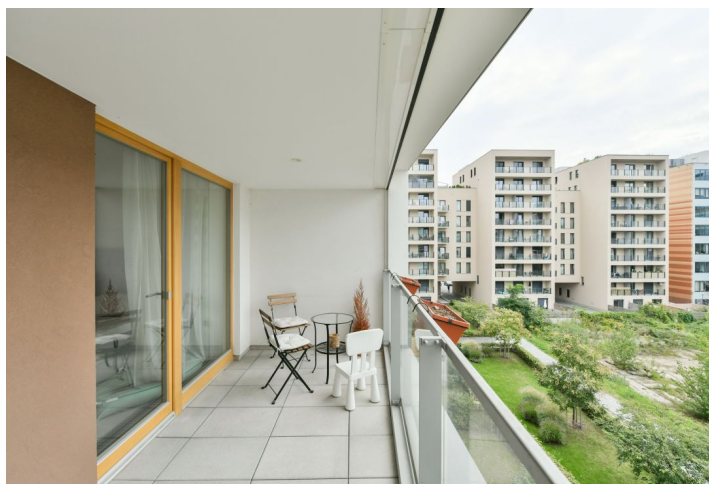
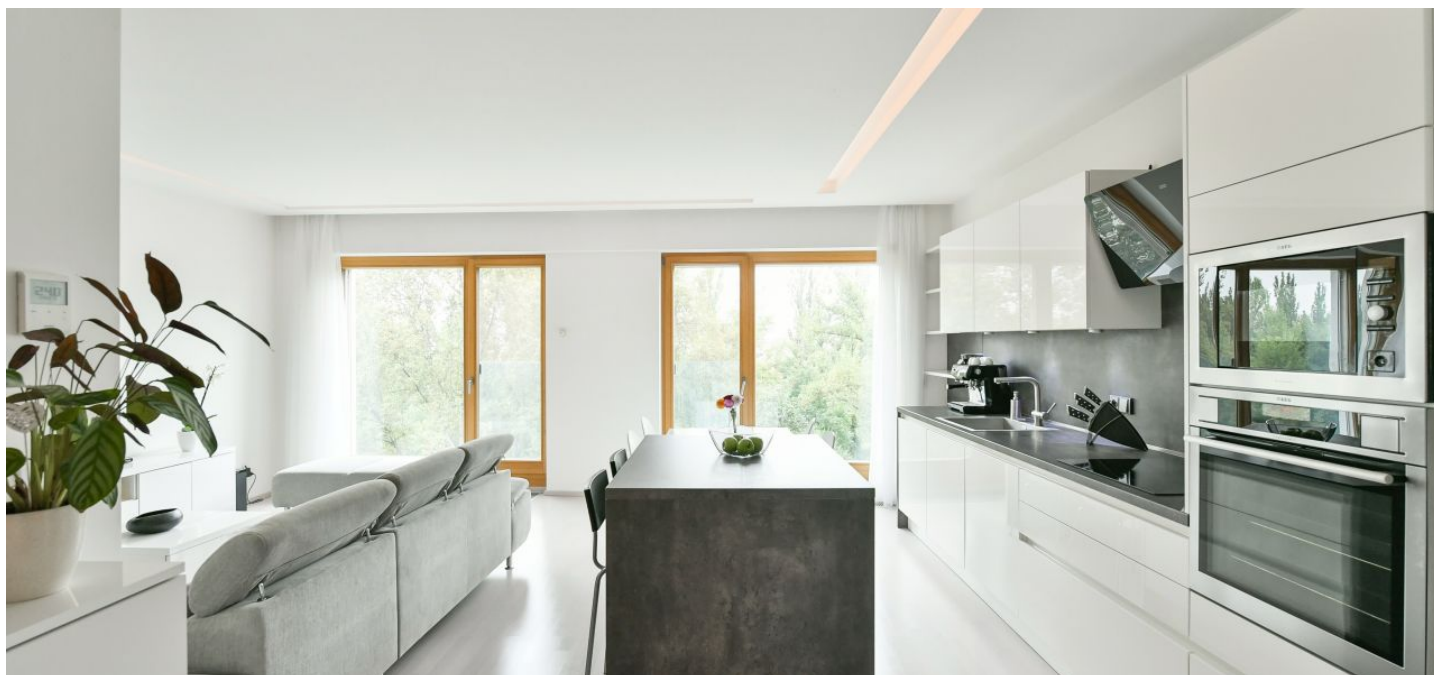




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

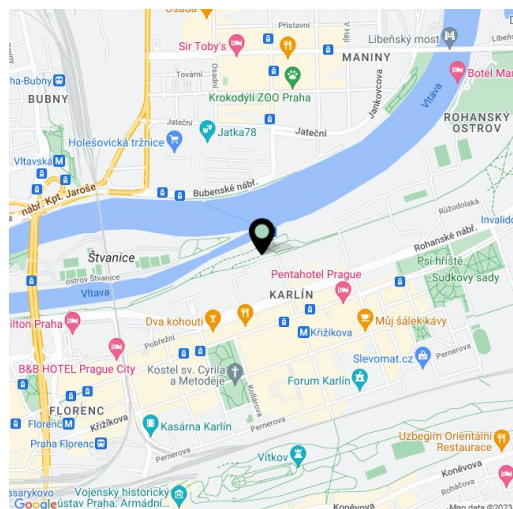
**Rented**78.5 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

|                  |                   |
|------------------|-------------------|
| 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.



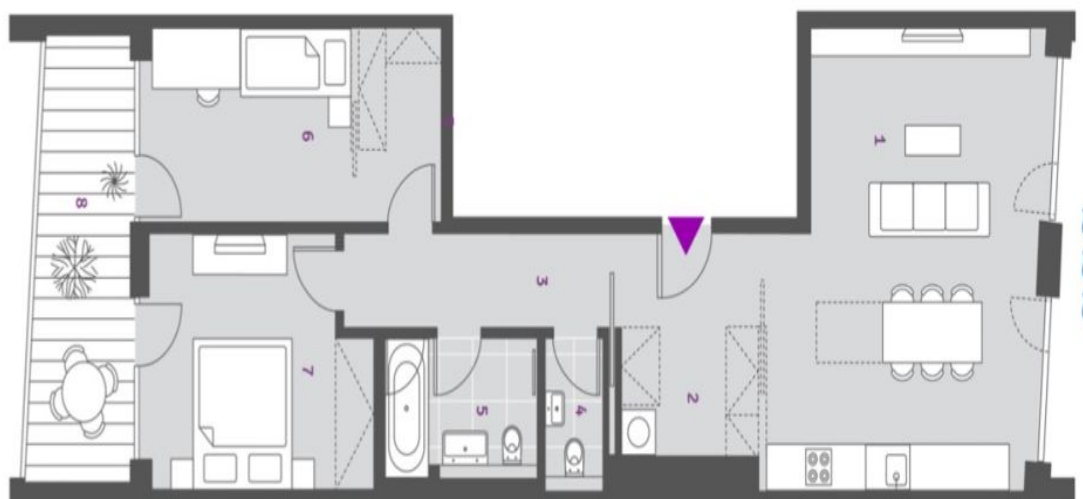
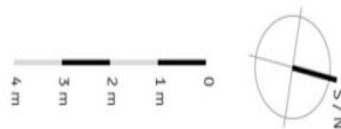
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

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

Rented



|  |                                       |                           |
|--|---------------------------------------|---------------------------|
| <b>1</b>   | Obývací pokoj / 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>   | Ložnice / Loggia                      | 10,8 m <sup>2</sup>       |
| <b>Plocha bytu celkem / Apartment Area Total</b> |                                       | <b>89,3 m<sup>2</sup></b> |