



## Apartment Studio (1+kk)

47 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Sold





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Total area	47 m <sup>2</sup>
Parking	garage parking space
Garage	Yes
Cellar	Yes
Service price	4 500 CZK monthly
PENB	B
Reference number	41345

This modern, bright easterly apartment facing a Japanese garden in the courtyard, with a garage parking space and a cellar storage unit, is part of the successful River Diamond residential complex, situated in the popular location of Rohan Island in Karlín, from where you can quickly access full urban services and the city center.

The 3rd floor unit consists of a main room with a kitchen and sleeping area, a bathroom (with a shower, toilet, sink, washer, and dryer), and an entrance hall.

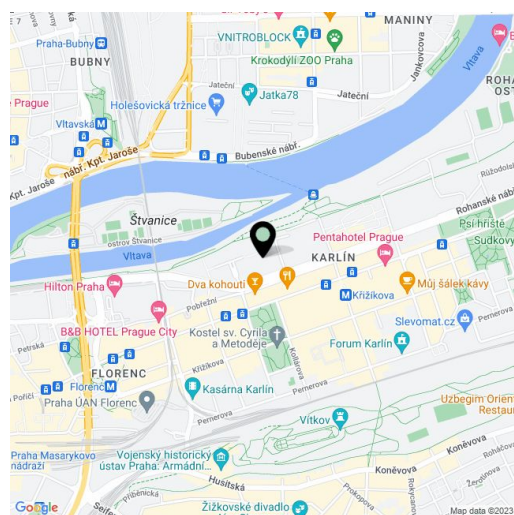
The interior is illuminated by **large windows**; the floors are **wooden**. The kitchen is fully equipped with built-in appliances, and, if interested, it is possible to purchase the furniture. Central heating. The unit comes with a **garage parking space** and a **cellar storage unit**, both easily accessible by **elevator**. The entrance to the residence is via a **24-hour reception**.

The dynamically developing area around **Rohan Island** offers typical urban **comforts**—restaurants, shops, sports grounds, a **golf course**, a metro station, and a tram stop are all within walking distance. You can get to the city center on foot or by bike along a safe **bike path**, and after the **new footbridge across the Vltava River** will be completed, walking to Holešovice will be just as fast.

Interior 46.7 m<sup>2</sup>, cellar 4.9 m<sup>2</sup>.

The property is rented until May 2022.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.