



Apartment Two-bedroom (3+kk)

Rented

135.6 m², Prague 8, Karlín, Karolinská





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Total area	157 m ²
Floor area	136 m ²
Loggia	21 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	41929

Benefiting from 2 enclosed balconies and views of the river and the Prague Castle, this is a brand new high standard 2-bedroom 2-bathroom apartment on the fourth floor in the new Kay River Lofts Residence project with a reception and underground parking, just a few min. walk from Křížkova metro station. Uniquely located on the Rohanský Island on the Vltava riverbank, on the Prague 1 - Prague 8 divide, in a dynamically developing district with full amenities and quick access to the city center. There is a bike and jogging path next to the building, a fitness / relaxation center and a golf course near by.

The interior features a spacious living room with a fully fitted open plan kitchen and a north facing **enclosed balcony** facing the river, a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, toilet with a bidet shower), a second bedroom, a family bathroom (bathtub, toilet with a bidet shower), a long wide corridor, a utility room, and an additional separate toilet. Both bedrooms have access to a shared **enclosed balcony** facing south.

Air-conditioning, hardwood floors, tiles, security entry door, three custom made built-in wardrobes, underfloor heating, blinds, AEG appliances, dishwasher, microwave oven, **cellar**. A **garage parking** space is included. A **second space** is available at an additional fee. Monthly deposit for service charges, water, heating and cooling: CZK 10,500. Electricity is billed separately. Available from May 1, 2022.

