



## Apartment Two-bedroom (3+kk)

Rented

135.6 m<sup>2</sup>, Prague 8, Karlín, Karolinská





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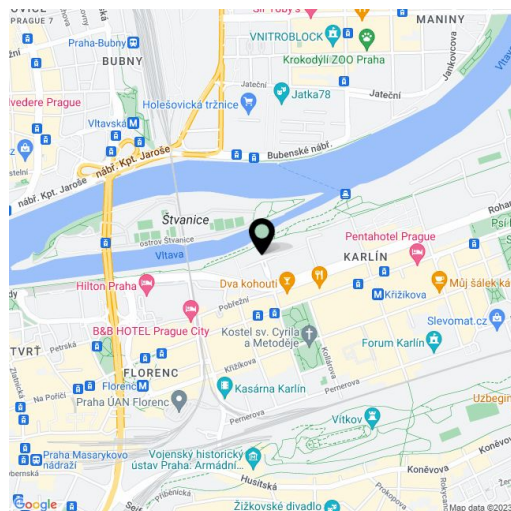
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Total area	157 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Loggia	21 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common services, water, heating, and cooling CZK 17,000/month. Electricity is billed separately.
PENB	G
Reference number	41929
Available from	Immediately

Benefiting from 2 enclosed balconies and views of the river and Prague Castle, this high standard 2-bathroom apartment is on the 4th floor of the Kay River Lofts Residence project with a reception and underground parking, just a few min. walk from the Křižíkova metro station. Uniquely located on Rohanský Island on the Vltava riverbank, on the border of Prague 1 and Prague 8, 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, and a fitness/relaxation center and golf course are nearby.

The interior features a spacious living room with a fully fitted open plan kitchen and 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** that faces 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.**



\* 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.