



## Apartment Three-bedroom (4+kk)

Rented

120 m<sup>2</sup>, Prague 8, Karlín, Sokolovská





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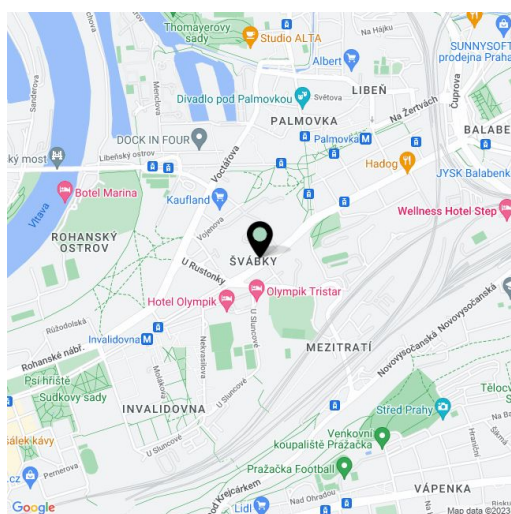
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Total area	132 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, water, and garage CZK 9,900. Electricity is billed separately.
PENB	B
Reference number	42392
Available from	Immediately

Boasting a south-facing enclosed balcony, this unfurnished apartment on the 5th floor of the Karolina Plaza project - a modern building with underground garage parking - is located in a highly sought-after district of Karlín, Prague 8, with full amenities and services in the immediate neighborhood including trendy restaurants, cafes, and bistros, plus multiple business centers. A location with very quick access to the city center, just a minute's walk from the Křižíkova metro station and tram stop.

The interior features a living room with a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet), an adjacent fitted **walk-in closet**, two bedrooms, a family bathroom (bathtub), a utility/storage room, a separate toilet, and an entrance hall. The **enclosed balcony** is accessible from the living room and the master bedroom.

**Hardwood floors**, tiles, central heating, built-in wardrobes and plenty of storage, Siemens appliances, dishwasher, induction cooktop, microwave oven, **cellar**. A **garage parking** space is included. Available from August 2024 or earlier upon agreement.



\* 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.