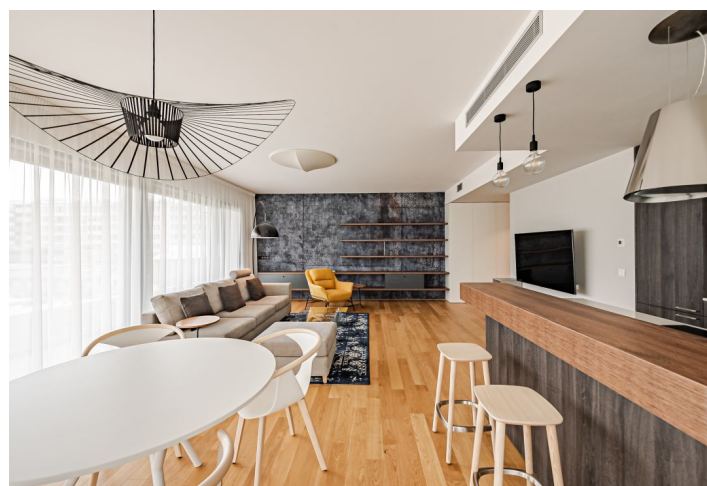




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

**Rented**

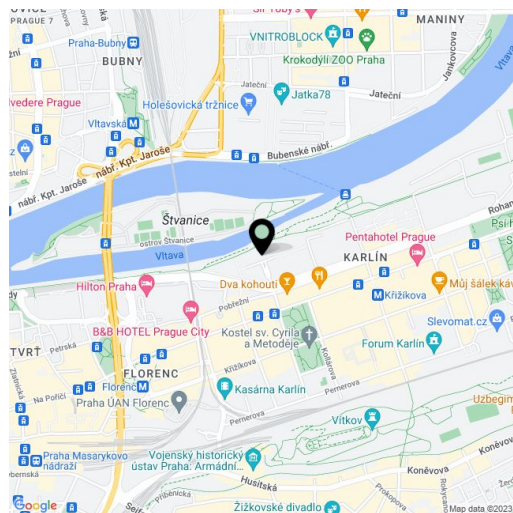
120 m², Prague 8, Karlín, Karolinská

Total area	150 m²
Floor area*	120 m²
Terrace	30 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, reception, energy, and weekly cleaning of the apartment: CZK 25,000 + 10% VAT.
PENB	B
Reference number	42646
Available from	01.08.2024

Benefiting from a wraparound terrace and windows facing the green Vltava riverbank, this high-standard, fully furnished designer apartment is on the third floor of the the contemporary Kay River Lofts Residence project with a 24/7 reception and underground parking, just a few min. walk from the Křižíkova metro station. Uniquely located on Rohanský Island on the Vltava riverbank, by the Prague 1–Prague 8 border, 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, plus a fitness/relaxation center and golf course nearby.

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), a second bedroom, a family bathroom (bathtub, toilet), and an entrance hall with built-in storage. The **terrace** is accessible from all main rooms.

**Air-conditioning, heat recovery ventilation system, hardwood floors, tiles, built-in wardrobes and storage, automatic exterior blinds, central underfloor heating, washer, dryer, custom-made kitchen, Siemens appliances, dishwasher, induction cooktop, microwave oven, TV, video entry phone, two cellars, elevator. Two garage parking spaces are included.**



\* 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.