



## Apartment Three-bedroom (4+kk)

€ 1 696 | CZK 43 000

96 m<sup>2</sup>, Praha 8, Karlín, Šaldova





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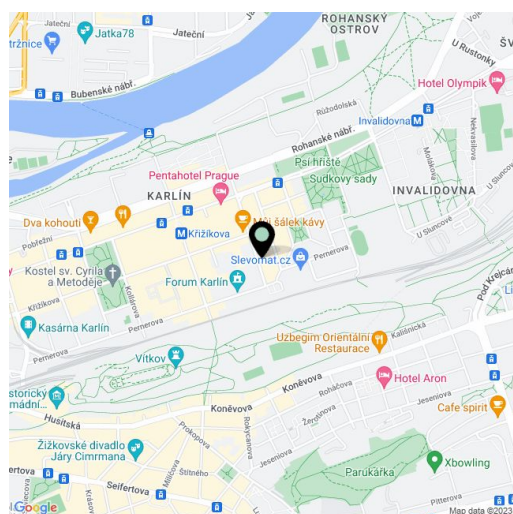
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Total area	111 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	One on-site garage parking space.
Garage	Yes
Cellar	Yes
Service price	Services, utilities, and garage fee: CZK 7,000/month. Electricity - transferred to the tenant.
PENB	C
Reference number	4561
Available from	01.02.2025

This split-level apartment with a 15 m<sup>2</sup> terrace is on the 3rd floor of a completely refurbished industrial building converted into the new modern Cornlofts Šaldova development. Located on a quiet street in a vibrant Prague 8 neighborhood with quick connections to the city center, just three minutes from a tram stop and the Křižíkova metro station. Building amenities include an elevator, 24/7 security, security cameras, a shared green landscaped courtyard, and underground parking.

The apartment has 3 bedrooms, a living room with a fully fitted open plan kitchen and access to the **terrace**, 2 bathrooms (bathtub/walk-in shower), a pantry, and a storage closet. Due to four moveable glass panels, the covered terrace can provide total privacy.

**Wooden floors** and stairs, tiles, security entry door, central gas heating, blinds, dishwasher, **cellar**. One on-site **garage parking** space is included. Available from February 2025 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.