

## Apartment Studio (1+kk)

€ 900 | CZK 22 500

32.6 m<sup>2</sup>, Prague 8, Karlín, Křižíkova



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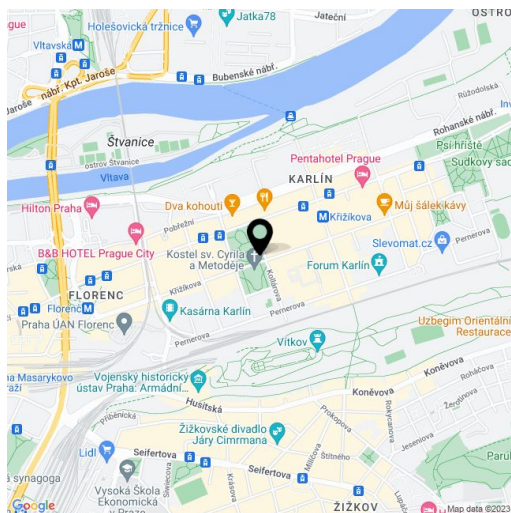
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Total area	34 m <sup>2</sup>
Floor area*	33 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, cellar storage, and garage maintenance: CZK 4,000. Electricity is billed separately.
PENB	B
Reference number	101606
Available from	01.05.2025

This unfurnished studio apartment is on the 3rd floor of the DVA DOMY modern residential project with an elevator and parking. Located in the highly sought-after lively neighborhood of Karlín, steps from Karlínské Square and the St. Cyril and Methodius Church, just a minutes' walk from the Křižíkova metro station (line B) and tram stop, and within easy reach of the city center, complete amenities, numerous business centers, and Vítkov Park with a bike path. Local amenities include plenty of greenery, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The apartment features a living room/bedroom with a fully fitted open plan kitchen and dining area, a shower bathroom with a toilet, and an entrance hall.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, built-in wardrobes, French windows, central heating, Villeroy & Boch bathroom fixtures, dishwasher, cellar. A garage parking space is 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.