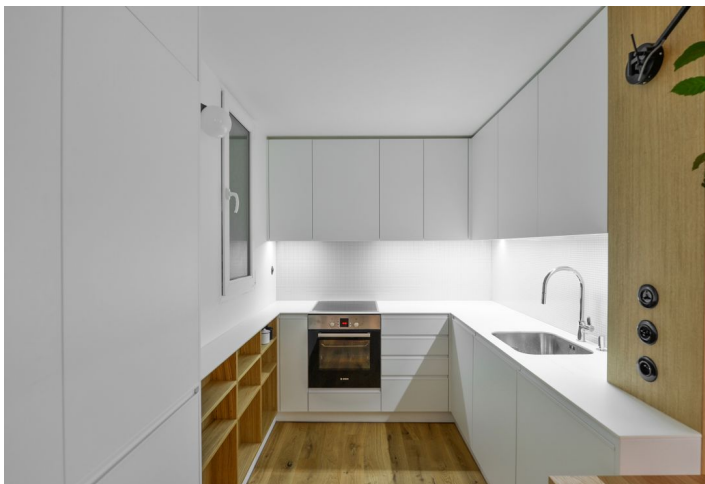


## Apartment One-bedroom (2+kk)

Rented

53 m<sup>2</sup>, Prague 8, Karlín, Petra Slezáka

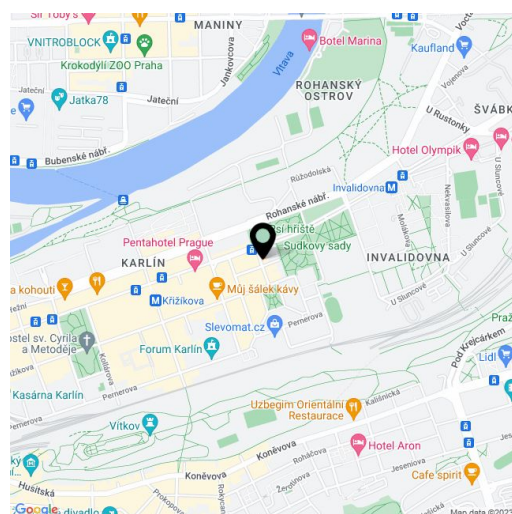


## Apartment One-bedroom (2+kk)

Rented

53 m<sup>2</sup>, Prague 8, Karlín, Petra Slezáka

Total area	55 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for common building charges and water CZK 1500 for one person. Electricity and gas are paid extra - transferred to the tenant.
PENB	G
Reference number	30008
Available from	Immediately



\* 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.

Completely refurbished, designed by an architect, fully furnished and fully equipped apartment with a balcony, on the 2nd floor of a well-maintained, renovated residential building with an elevator. Perfectly located in the rapidly developing district of Prague 8 - Karlín, one minute from a tram stop and a few minutes from the Křižíkova metro station. Within walking distance of the Karlín business center, great amenities, and a number of cafes, bistros, and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava River.

The interior features a living room with a dining area, a study corner, and a fully fitted open plan kitchen, one bedroom with a fitted **walk-in closet** and a **balcony** facing the courtyard, a shower room, a separate toilet with a bidet shower, and an entrance hall.

Preserved original details, custom-made furniture, **hardwood floors**, tiles, ample built-in storage, new gas boiler, washer/dryer, dishwasher, cable TV, **cellar**.

# Apartment One-bedroom (2+kk)

Rented

53 m<sup>2</sup>, Prague 8, Karlín, Petra Slezáka



## LEGENDA MÍSTNOSTÍ

ozn.	místnost	
0.1	vstup	5,4
0.2	koupelna	4,7
0.3	wc	1,1
0.4	obývací pokoj s kuch. koutkem	25,3
0.5	pokoj	12,7
0.6	šatna	3,6

podlahová plocha 53,2