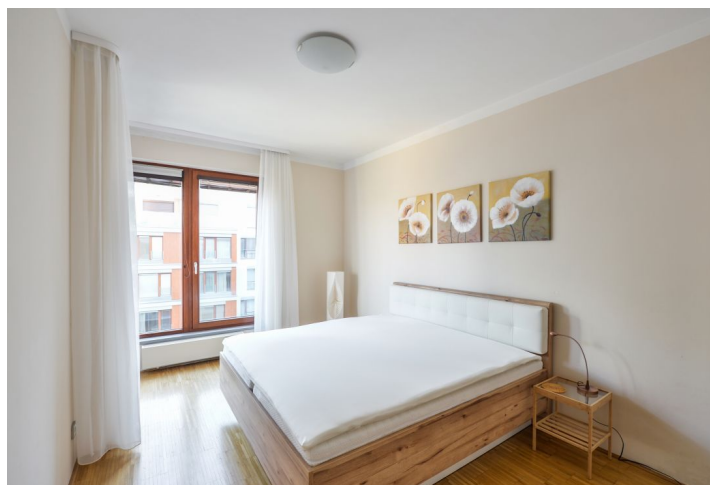


## Apartment One-bedroom (2+kk)

Rented

54 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží



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Rented

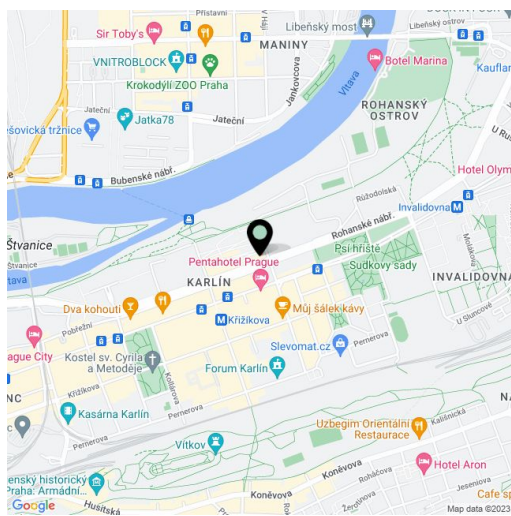
54 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	54 m <sup>2</sup>
Parking	Garage parking at CZK 2500/month.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	35425
Available from	Immediately

This fully furnished 1-bedroom apartment is on the 5th floor of the River Diamond Residence with a 24/7 reception and manned security, underground garage parking and a charming private Japanese style courtyard garden with water features. Located in a highly sought after part of Karlín with excellent transport accessibility to the city center and a unique location on the Vltava riverbank with a bike and jogging path, near a ferry across the river and a golf course. Within a few minutes walk is located Křižíkova metro station (line B) and tram stop, plus rich amenities incl. restaurants, bistros, shops, cinema and other services. The building features quality equipment and finishes - the residence was awarded the Building of the Year title in 2007.

The apartment includes a living room with a fully fitted open plan kitchen and a dining area, a bedroom with built-in wardrobes plus an en-suite bathroom with a bathtub, a separate toilet, and an entrance hall. All windows are facing the Japanese garden in the courtyard of the building.

**Hardwood floors**, tiles, security entry door, oversized windows, built-in wardrobes, central heating, washer / dryer, dishwasher, microwave oven, kitchenware, bed linen, towels, TV, UPC satellite / Internet connection, lift, chip entry. A **cellar** is available at CZK 500/month. A **garage parking** space is available at CZK 2500/month. Building amenities include guest parking, on-site property management and on-site maintenance. Deposit for service charges, water and heating: CZK 4400/month. Electricity is billed separately (can be transferred to the tenant).



\* 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.