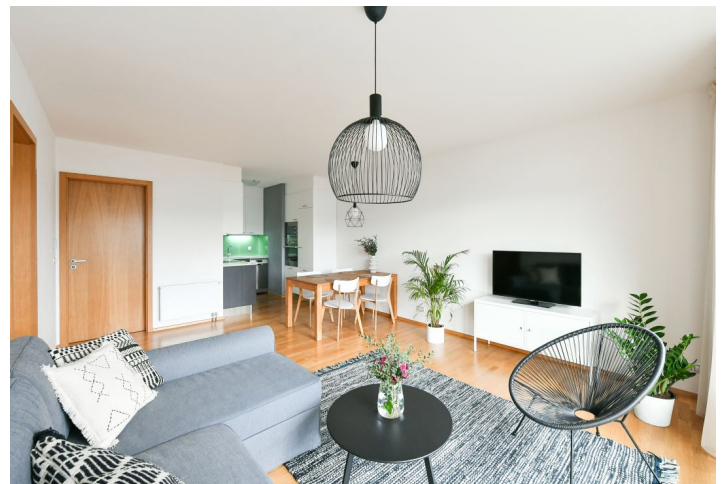


## Apartment One-bedroom (2+kk)

Rented

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



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Rented

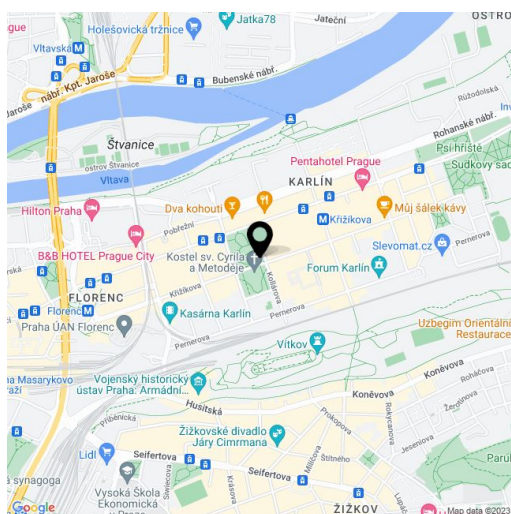
54.7 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

Total area	63 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 3,500. Electricity is billed separately.
PENB	C
Reference number	41753
Available from	Immediately

This fully furnished apartment with a terrace and green courtyard views is on the 5th floor of a modern gated residence from 2009, with a shared courtyard garden with benches and a children's playground plus underground parking. Situated in a highly sought-after part of Karlín, a minute's walk from the Křižíkova metro station (line B) and trams, and within easy reach of the city center and complete amenities. A fitness and wellness center with a swimming pool is a few blocks away, as is Vítkov Park with a bike path.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, a bedroom with a built-in wardrobe, a bathroom with a bathtub, a separate toilet, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from both the living room and the bedroom.

**Hardwood floors**, tiles, security entry door, underfloor heating in the bathroom, washer/dryer, dishwasher, microwave oven, video entry phone, TV, **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.