

## Apartment Three-bedroom (4+kk)

Rented

165 m<sup>2</sup>, Prague 8, Karlín, Sokolovská



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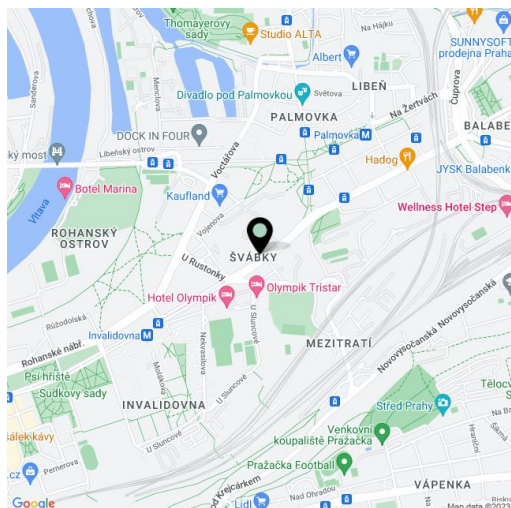
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Total area	170 m <sup>2</sup>
Floor area*	165 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	43528
Available from	Immediately

This completely refurbished semi-furnished 3-bedroom 2-bathroom apartment with a balcony is on the third floor of a nicely renovated residential building with a new elevator and preserved original details. The building is situated mere steps from Karlínské Square with a children's playground and the Church of Saints Cyril and Methodius. Located in the highly sought-after district of Karlín, Prague 8, with rich amenities, full services, and the Karlín business center in the immediate neighborhood, and with very quick access to the city center, just a few minutes from the Křižíkova metro station and tram stop.

The interior features a living room with a large, fully fitted kitchen and dining area, a master bedroom with a spacious **walk-in closet**, en-suite bathroom (walk-in shower), and **balcony** with views of the courtyard, Vítkov Hill, and the adjacent Church of Saints Cyril and Methodius, two bedrooms, a family bathroom (bathtub), a separate toilet, a laundry room, and an entrance hall.

**Renovated oak parquet floors**, carpets, tiles, replicas of the interior doors, high vaulted ceilings (3.95 m), curtains, gas boiler, dishwasher, microwave oven, **cellar**. Monthly deposit for service charges and utilities billed separately.



\* 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.

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