

## Apartment Four-bedroom (5+kk)

Rented

180 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu

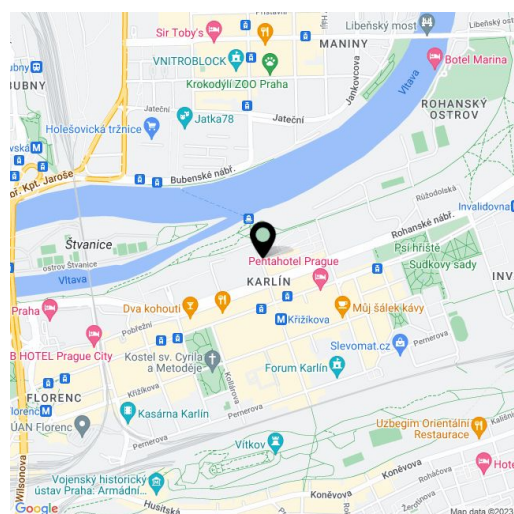


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Total area	258 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Terrace	78 m <sup>2</sup>
Parking	Garage parking available.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, water, and heating: approx. CZK 10,000. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	43533
Available from	Immediately



Benefiting from an added advantage of 2 terraces, beautiful views of the city, Prague Castle, and Petřín Hill plus direct access from the elevator, this high standard furnished air-conditioned 4-bedroom 3-bathroom apartment is situated on the 9th topmost floor in the recently constructed Trinity Residence project with security and underground garage parking. Located right by the Vltava riverbank on Rohanský Island, on the Prague 1-Prague 8 border, in a highly sought-after Prague district of Karlín. Full amenities are available within easy reach, plus quick access to the city center (Křižíkova metro station and trams are just a few blocks away). There is a bike and jogging path next to the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a fireplace, a fully fitted open plan kitchen, a pantry, and access to the terrace, a master bedroom with a shower bathroom, a fitted walk-in closet and access to the same terrace, a toilet, two additional bedrooms, and a family bathroom (bathtub, bidet, toilet). There is a guest bedroom with a murphy bed, access to a spacious terrace, and a circular staircase leading up to the gallery with a walk-in closet, a utility room, and an entrance hall.

Air-conditioning, hardwood floors, tiles, built-in wardrobes and storage, wood-burning fireplace, smart home system, Bose sound system, automatic exterior blinds, central heating, underfloor heating throughout, custom-made kitchen, Miele appliances, dishwasher, induction cooktop, microwave oven, coffee maker, wine fridge, filtered drinking water, garbage disposal unit, TV, alarm, video entry phone, camera system, and chip card entry in the building. Two garage parking spaces available at additional cost.

\* 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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