



## Apartment One-bedroom (2+kk)

Rented

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





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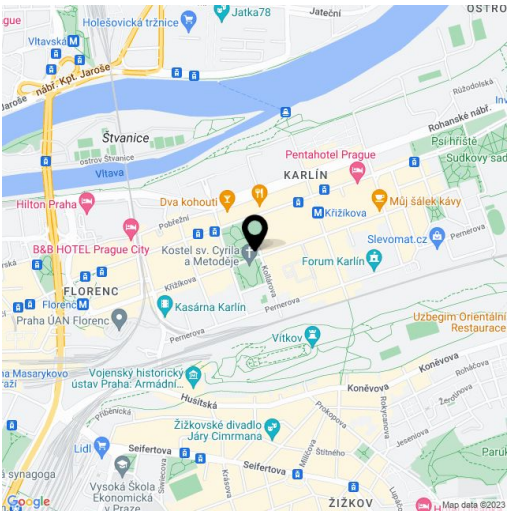
54.8 m², Prague 8, Karlín, Křižíkova

|                  |  |
|------------------|--|
| Total area       | 62 m²  |
| Floor area*      | 55 m²  |
| Balcony          | 7 m²   |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | Monthly deposit for services, water, heating, cellar storage, and garage maintenance: CZK 6,000. Electricity is billed separately. |
| PENB             | B  |
| Reference number | 101603   |
| Available from   | Immediately  |

This unfurnished apartment with a balcony facing the courtyard is on the first floor of the DVA DOMY modern residential project with an elevator and parking. Located in the highly sought-after lively neighborhood of Karlín, steps from Karlínské Square and the St. Cyril and Methodius Church, just a minutes' walk from the Křižíkova metro station (line B) and tram stop, and within easy reach of the city center, complete amenities, numerous business centers, and Vítkov Park with a bike path. Local amenities include plenty of greenery, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The apartment features a living room with a fully fitted open plan kitchen and dining area, a bedroom, and a shower bathroom with a toilet. The balcony is accessible from both main rooms.

Air-conditioning, heat recovery ventilation, hardwood floors, tiles, built-in wardrobes, French windows, central heating, dishwasher, 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.