



## Apartment Two-bedroom (3+kk)

Rented

71.6 m<sup>2</sup>, Prague 8, Karlín, Křížkova



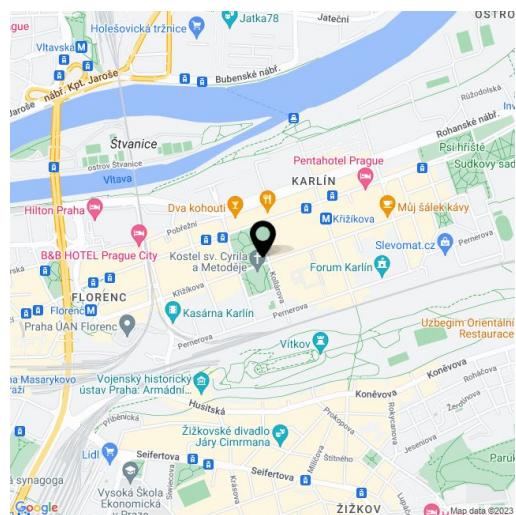


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Total area	75 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and cellar and garage maintenance: CZK 8,000. Electricity is billed separately.
PENB	B
Reference number	101607
Available from	Immediately



\* 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.

This unfurnished apartment with a balcony with views of the courtyard and Vítkov Park is on the 4th 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 Křížkova 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, a dining area, and access to the balcony, 2 bedrooms, a shower bathroom, a separate toilet, and an entrance hall.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, built-in wardrobes, French windows, central heating, dishwasher, cellar. A garage parking space is included.**