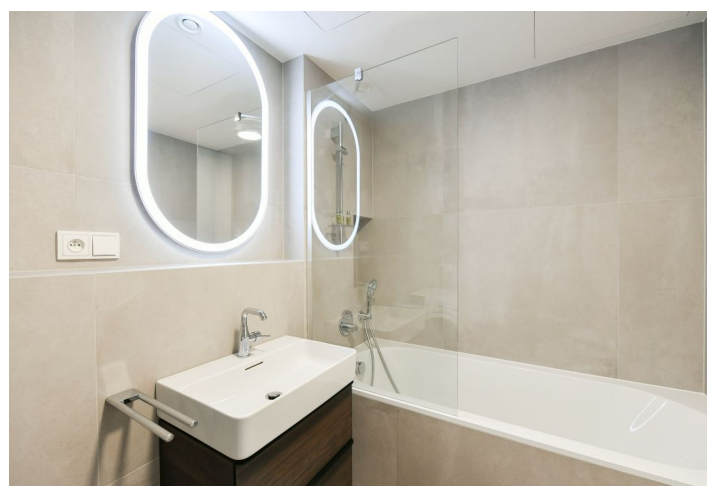




## Apartment One-bedroom (2+kk)

Rented

51.4 m², Prague 8, Karlín, Křižíkova





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**Rented**

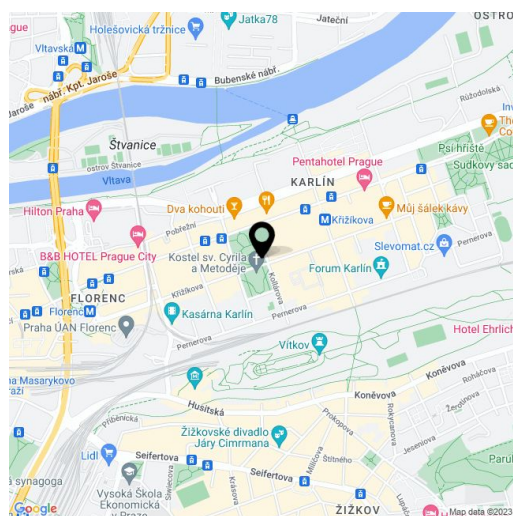
51.4 m², Prague 8, Karlín, Křižíkova

Total area	67 m²
Floor area*	51 m²
Loggia	16 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and garage and cellar maintenance: CZK 5,500. Electricity is billed separately.
PENB	G
Reference number	102904
Available from	Immediately

This brand new, fully furnished apartment with a large enclosed balcony and views of Vítkov Park is on the 5th floor of the DVA DOMY modern residential project with an elevator and parking. Located in the highly sought-after lively neighborhood of Karlín, mere 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 south-facing apartment with views of the courtyard includes a living room with a fully fitted open plan kitchen, a bedroom with built-in wardrobes, a bathroom (bathtub, toilet), and an entrance hall with a built-in wardrobe. The **enclosed balcony** is accessible from both main rooms.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, automatic exterior roller blinds, central heating, underfloor heating, sofabed, washer/dryer, AEG kitchen appliances, dishwasher, induction cooktop, microwave oven, cellar, storage space in the enclosed balcony. 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.