



Apartment Two-bedroom (3+kk)

Rented

106 m², Prague 8, Karlín, Křižíkova



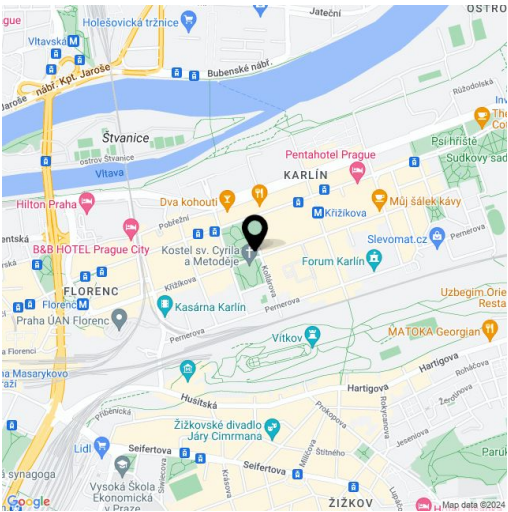


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Total area	117 m²
Floor area*	106 m²
Loggia	11 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, garage, and cellar maintenance: CZK 11,500. Electricity is billed separately.
PENB	B
Reference number	103725
Available from	Immediately



This unfurnished air-conditioned 2-bedroom split-level apartment with a south-facing enclosed balcony facing the courtyard is on the 2nd 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 lower level of the apartment includes a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a toilet, and an entrance hall with a **walk-in closet**. The upper floor features 2 bedrooms facing two quiet courtyards, a shower room, a separate toilet, and a utility room.

Air-conditioning, hardwood floors, tiles, ample built-in wardrobes and storage, French windows, automatic exterior roller blinds, central heating, washer, dryer, dishwasher, microwave oven, **cellar**. **Two** underground **garage parking** spaces are included (one of them has wiring for an electric car charger).

* 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.