



## Apartment One-bedroom (2+kk)

Rented

59.9 m<sup>2</sup>, Prague 8, Karlín, Sokolova





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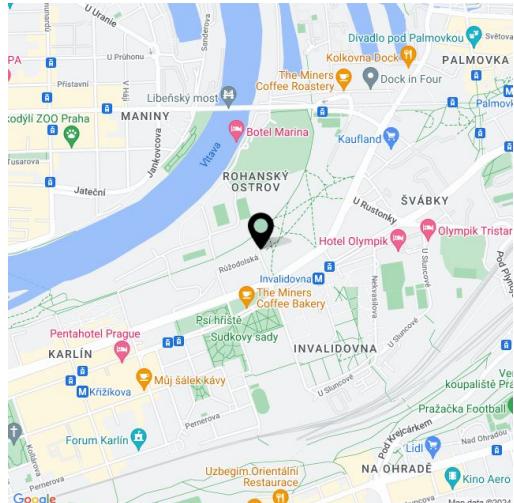
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Total area	92 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Front garden	98 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating is paid separately. Electricity is transferred to the tenant.
PENB	B
Reference number	105410
Available from	Immediately

**Benefiting from a terrace and garden, this brand new unfurnished apartment is on the ground floor of a newly built residential project with underground parking. Located near the Vltava riverbank on Rohanský Island, in one of the most dynamic neighborhoods, with full amenities within easy reach and quick access to the city center by tram and from the Invalidovna metro station, which is only a few blocks away. A bike and a jogging path are steps away from the building, and a fitness/relaxation center and golf course are nearby.**

The apartment includes a living room with a fully fitted open plan kitchen and dining area, a bedroom with a wardrobe and en-suite bathroom (bathtub, toilet), a guest toilet, and an entrance hall. Both main rooms have access to the **terrace/garden**.

Tiles, security entry door, central heating, video entry phone, exterior blinds, wooden floors, heat recovery ventilation, **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.



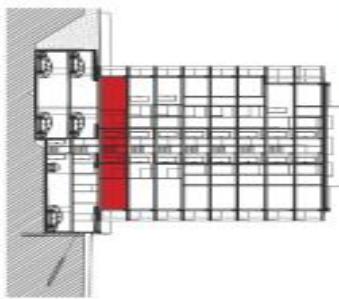
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> Schéma situace



> Schéma řez



> Schéma půdorys



č.m.	místnost	m <sup>2</sup>
RCB-B1.1.4-01	Předsíň	7,1
RCB-B1.1.4-02	WC	1,9
RCB-B1.1.4-03	Obyvací pokoj, Kuch. kout	24,9
RCB-B1.1.4-04	Lžinice	14,6
RCB-B1.1.4-05	Šatna	3,4
RCB-B1.1.4-06	Koupelna	4,5
RCB-B1.1.4-07	Terasa	32,0
RCB-B1.1.4-08	Předzahrada	98,0
užitná plocha (bez terasy, předzahrady)		56,4
podlahová plocha (dle nařízení vlády č. 366 / 2013)		59,9