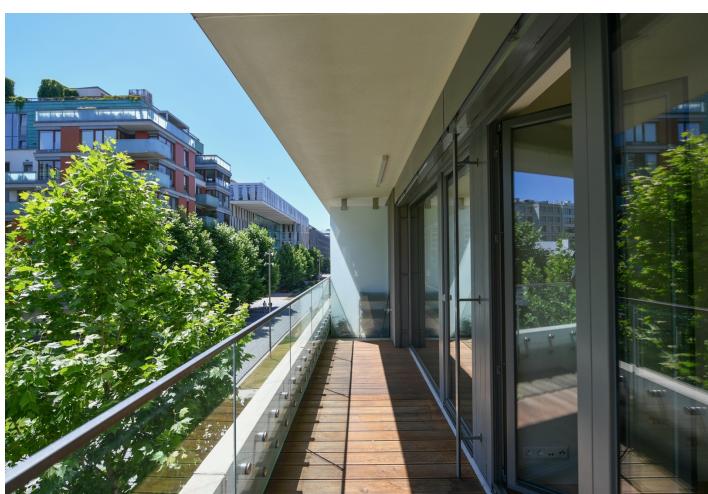




## Apartment One-bedroom (2+kk)

Rented

65 m<sup>2</sup>, Prague 8, Karlín, Karolinská



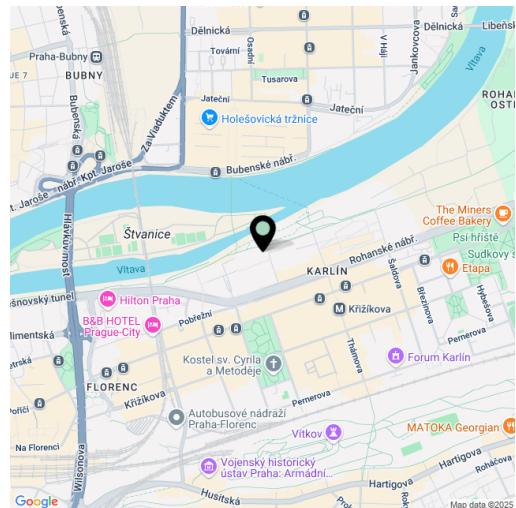


## Apartment One-bedroom (2+kk)

Rented

65 m<sup>2</sup>, Prague 8, Karlín, Karolinská

Total area	74 m <sup>2</sup>
Floor area*	65 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 10,000. Electricity is billed separately.
PENB	B
Reference number	109748
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.

**Benefiting from an enclosed balcony, this south-facing unfurnished 1-bedroom apartment is on the 2nd floor of the contemporary Kay River Lofts Residence project with a 24/7 reception and underground parking, just a few min. walk from the Křížikova metro station. Uniquely located on Rohanský Island on the Vltava riverbank, by the Prague 1–Prague 8 border, in a sought-after district with full amenities and quick access to the city center. There is a bike and jogging path next to the building, plus a fitness/relaxation center and golf course are nearby.**

The apartment features a living room with a fully fitted open plan kitchen and dining area, a bedroom with an en-suite bathroom (bathtub, toilet with a bidet shower), a storage room, a guest toilet, and an entrance hall with a built-in wardrobe. The **enclosed balcony** is accessible from both main rooms.

**Heat recovery ventilation, hardwood floors, air-conditioning, large-format tiles, automatic exterior blinds, central underfloor heating, washer/dryer, dishwasher, induction stove top, American style fridge, microwave oven, alarm, cellar, elevator.** A **garage parking** space is included.