



Apartment Two-bedroom (3+kk)

Rented

95 m², Prague 8, Karlín, Březinova





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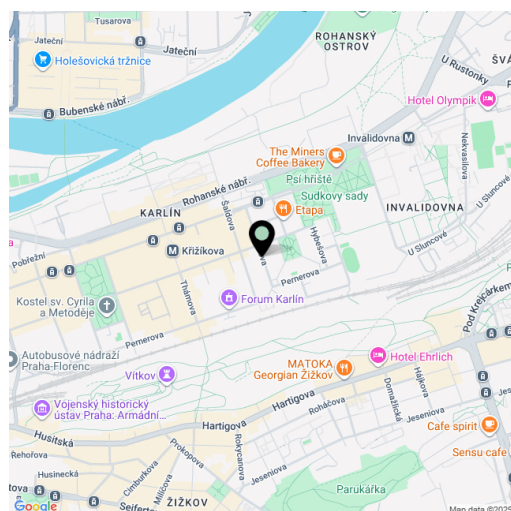
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Total area	113 m²
Floor area*	95 m²
Terrace	18 m²
Parking	-
Cellar	-
Service price	Monthly deposit for building charges and water CZK 2,000. Electricity and gas will be transferred to the tenant.
PENB	G
Reference number	111446
Available from	Immediately

This unfurnished 2-bedroom split-level attic apartment is on the 4th topmost floor of a renovated residential building with an elevator and shared garden. Nicely located in the highly sought-after district of Karlín, Prague 8, near Lyčkovo Square, a few min. walk from a tram stop and within walking distance of the Křižíkova metro station. Located in close vicinity of the Karlín business center, with great amenities and a number of cafes, bistros, and restaurants. The city center is accessible within a few minutes, and you can also use the nearby bike path along the Vltava River.

The lower level of the apartment includes a living room with a fully fitted open plan kitchen, a utility room, a storage room, and an entrance hall. The upper floor features 2 bedrooms with built-in wardrobes, a bathroom with a bathtub and walk-in shower, a separate toilet, a utility room, and a spiral staircase leading up to the **roof terrace** offering nice views of the Karlín neighborhood and Vítkov Hill Park.

Laminate floating floors, tiles, gas boiler, washing machine, dishwasher.



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.