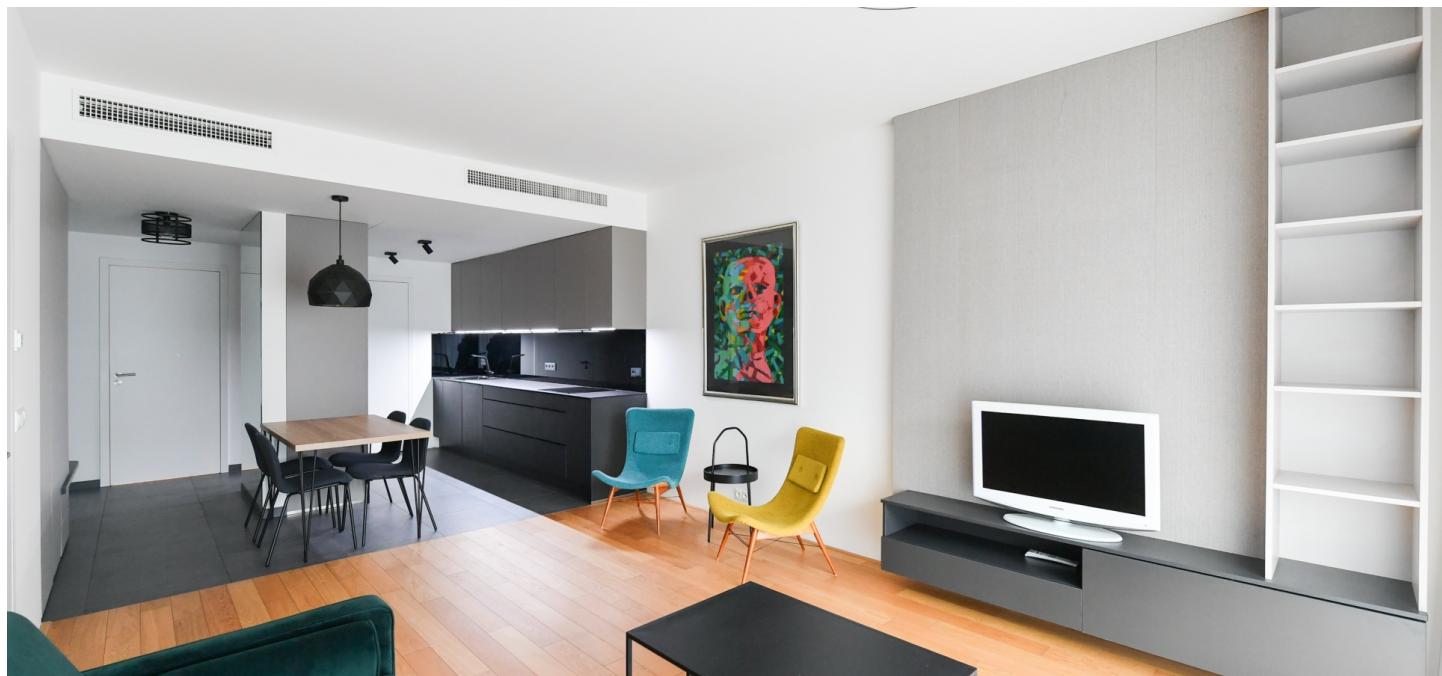




## Apartment One-bedroom (2+kk)

€ 1 500 | CZK 36 500

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



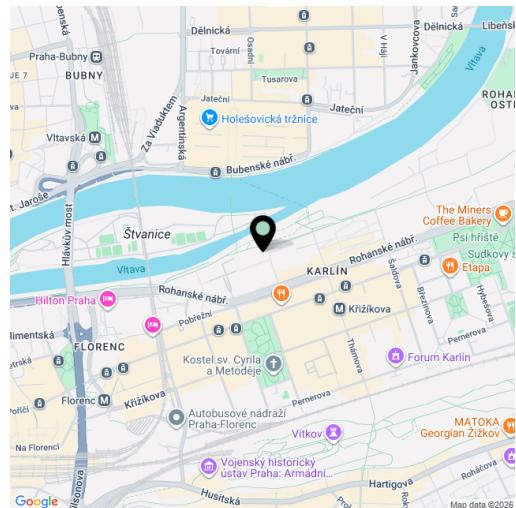


## Apartment One-bedroom (2+kk)

€ 1 500 | CZK 36 500

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

Total area	65 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,000. Electricity is billed separately.
PENB	B
Reference number	112058
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 furnished 1-bedroom apartment is on the 2nd floor of the contemporary Kay River Lofts Residence project with a 24/7 reception, security, and underground parking, just a few min. walk from the Křížkova 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 built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), a storage room/walk-in closet, a guest toilet, and an entrance hall with built-in wardrobes. The spacious **enclosed balcony** is accessible from both main rooms.

**Air-conditioning, heat recovery ventilation, hardwood parquet floors, tiles, automatic exterior blinds, central heating, underfloor heating throughout, washer, dryer, dishwasher, electric and fan oven, induction stove top, TV, video entry phone, cellar, elevator. A garage parking space is included.**