



## Apartment Three-bedroom (4+kk)

Rented

136 m<sup>2</sup>, Prague 8, Karlín, Křížíkova



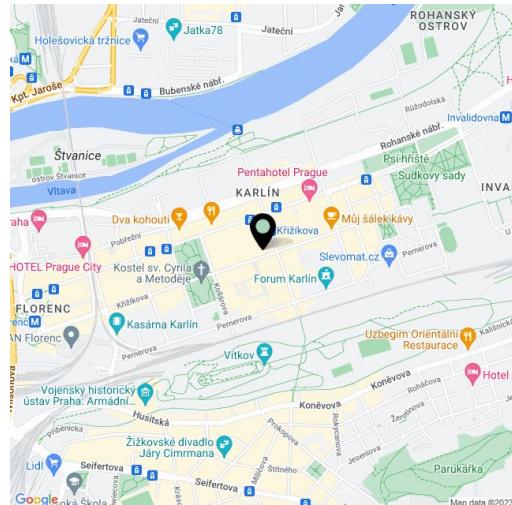


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Total area	162 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	A garage parking space can be rented in nearby garages for an extra charge.
Garage	Yes
Cellar	-
Service price	Common building charges CZK 800/person/month. Deposit for heating and water consumption approx. CZK 6,000/month. Electricity is billed separately.
PENB	G
Reference number	11982
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.

This reconstructed split-level apartment with 2 terraces on the 4th and 5th floor of an elegantly styled Art Nouveau building with an elevator is nicely located in the highly sought-after district of Prague 8 - Karlín, a few minutes' walk from a tram stop and 5 minutes from the Křížkova metro station. Within walking distance of the Karlín business center, great amenities, and a number of cafes, bistros, and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava River.

On the lower level, the apartment offers a living room with a fully equipped open plan kitchen, one bedroom with access to the small terrace, a bathroom (bathtub, toilet, bidet), a walk-in closet, and an entry hall. The upper level features 2 bedrooms, the second bathroom (bathtub, double sink, toilet, bidet), and a landing with possible study space. There is access to large terrace from one of the bedrooms and the landing.

Oak parquet floors, **air-conditioning**, storage spaces, washer, dishwasher, alarm, elevator. A garage parking space can be rented in nearby garages at an extra charge.