



## Apartment Two-bedroom (3+kk)

**Sold**

66 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží





## Apartment Two-bedroom (3+kk)

**Sold**

66 m², Prague 8, Karlín, Rohanské nábřeží

|                  |                         |
|------------------|-------------------------|
| Total area       | 76 m²                   |
| Floor area*      | 66 m²                   |
| Loggia           | 10 m²                   |
| Parking          | 1 garage parking space. |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| Service price    | 4 500 CZK monthly       |
| PENB             | G                       |
| Reference number | 21273                   |

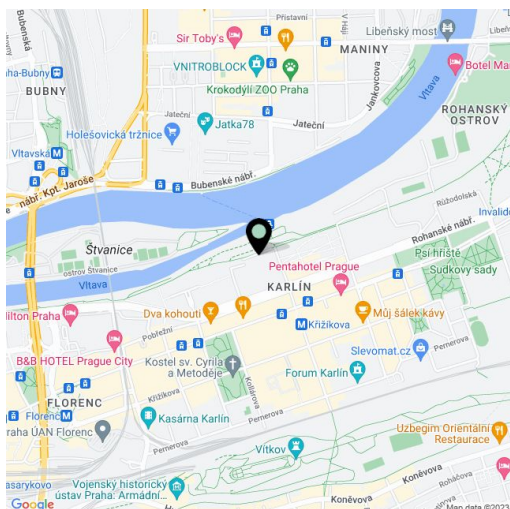
**New apartment with a loggia, views of the Vltava River, and 1 parking space in onsite underground garage - situated on the 3rd floor of Residence Vltava. This new building with 24-hour reception is located in a dynamically developing part of Prague 8 - Karlín, just two blocks from metro station B - Křižíkova.**

The flat consists of a living room with kitchen, dining room and loggia, 2 bedrooms, bathroom with bathtub and sink, separate toilet, closet, and a hallway.

Equipped with **oak parquet floors** and Marazzi large format ceramic tiles, wood large format windows with double glazing, **Sapeli interior doors with internal hinges** and fire security entry door, Villeroy&Boch, Hansgrohe and Kaldewei bathroom fixtures, videophone, central underfloor heating. The purchase price includes **1 parking space** in the underground garage and a **cellar**.

Situated within easy reach of the center with full amenities, just a few minutes' walk from Karlínské náměstí square and Vítkov Hill. Tennis courts, number of fitness clubs, squash and restaurants nearby.

Interior 66.5 m², loggia 9.6 m².



\* 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.

**Apartment Two-bedroom (3+kk)****Sold**66 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží**3+kk s lodžii  
4. NP****Prodejní plocha bytu:  
66,5 m<sup>2</sup>**

|                |                     |
|----------------|---------------------|
| Předsíň        | 10,3 m <sup>2</sup> |
| WC             | 1,6 m <sup>2</sup>  |
| Šatna          | 1,9 m <sup>2</sup>  |
| Koupelna       | 5,3 m <sup>2</sup>  |
| Obýtný prostor | 15,8 m <sup>2</sup> |
| Kuchyně        | 9,5 m <sup>2</sup>  |
| Ložnice        | 12,8 m <sup>2</sup> |
| Ložnice II     | 9,3 m <sup>2</sup>  |
| Lodžie         | 9,6 m <sup>2</sup>  |