



## Apartment Studio (1+kk)

Rented

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

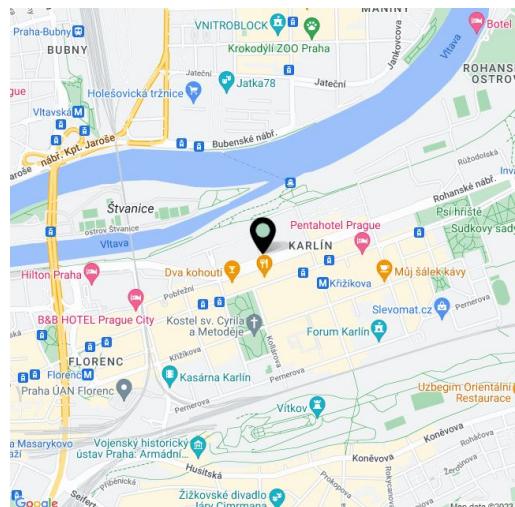




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Total area	47 m <sup>2</sup>
Floor area*	35 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21869
Available from	Immediately



\* 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 a south oriented terrace providing nice views of the Vltava river and the adjacent park, this modern studio fully fitted with new furniture and equipment is situated on the fourth floor with lift in the River Diamond residential project with a 24-hour reception, security, and underground parking. Located on the Prague 1 - Prague 8 border, in one of the most dynamically developing districts, just a short walk to the city center and a few minutes to Křížkova metro station and amenities.**

The studio includes living room with a fully fitted open kitchen, bedroom zone and terrace access, shower bathroom with sink and toilet, and entry hall.

Wooden floors, security entry door, blinds, fold out sofa, bed with storage space, washing machine, dryer, dishwasher, microwave oven, dishes and kitchenware, TV, audio entry phone, terrace furniture, cellar. Building amenities also include an inner patio with a Japanese style garden, on-site property management and maintenance, and secure underground parking. One garage space included. Common building charges and deposit for utilities CZK 3500 per month.