



## Apartment Studio (1+kk)

35 m<sup>2</sup>, Prague 8, Karlín, Šaldova

Rented

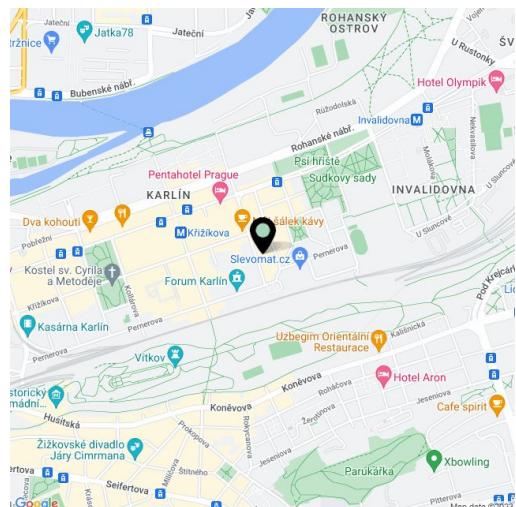




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Total area	49 m <sup>2</sup>
Floor area*	35 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	Garage parking 3,000 CZK/month
Garage	Yes
Cellar	Yes
PENB	C
Reference number	24599
Available from	Immediately



\* 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.

**Modern fully furnished studio flat with an enclosed balcony on the fourth top floor of a completely reconstructed industrial building converted into the new modern development - Cornlofts Šaldova. Located in a quiet street in a rapidly developing Prague 8 area with quick connections to the city center, just three minutes from a tram stop and Křížikova metro station. Building amenities include lift, 24-hour security, security cameras, shared green landscaped courtyard and underground parking.**

The interior consists of living room / bedroom with a fully fitted open kitchen and access to the balcony overlooking the landscaped courtyard garden and a green hill, bathroom with bathtub and toilet, and an open entrance hall.

Wall bed, fold out sofa, large format windows, hardwood floors, security entry door, blinds, washer, dishwasher, basic dishes and kitchenware, TV, cellar, chip entry to the building and garage. One garage parking space available at CZK 2000 per month. Common building charges, water and heating CZK 2500 per month. Electricity is billed separately. Available from January 2022, or earlier upon agreement.