



## Apartment One-bedroom (2+kk)

Rented

44 m<sup>2</sup>, Prague 8, Karlín, Lyčkovo náměstí





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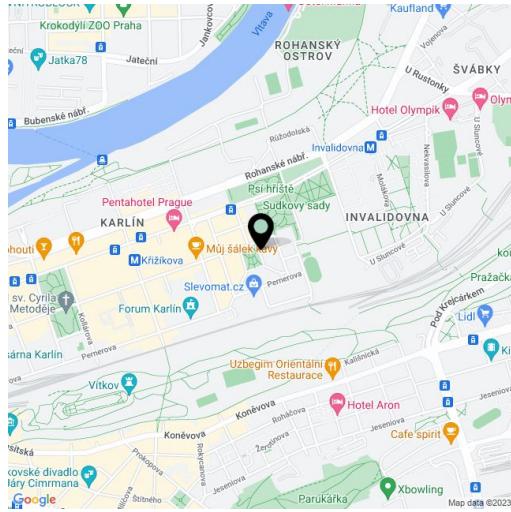
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<b>Total area</b>	44 m <sup>2</sup>
<b>Parking</b>	-
<b>Cellar</b>	-
<b>PENB</b>	G
<b>Reference number</b>	28646
<b>Available from</b>	Immediately

Brand new, fully refurbished 1-bedroom flat offering views of a picturesque square, on the first floor of a newly renovated Art-Nouveau building, complete with a lift and located next to Vítkov Park. The building is set on a peaceful square with lots of greenery and a historic school building, in a rapidly developing Karlín neighborhood with full amenities and quick connections to the city center. The Křížíkova metro station is an eight-minute walk away, while a tram stop is just three minutes from the building.

The elegant interior features a living room with a fully fitted open kitchen, one bedroom with built-in wardrobes (his and her sections), a bathroom with a walk-in shower and toilet, and an entrance hall.

New oak hardwood floors, tiles, underfloor heating, high ceilings (3.5 m), large windows, Italian lighting fixtures, Villeroy & Boch bathroom fixtures, high quality kitchen, dishwasher, microwave oven, master switch. Common building charges and water CZK 700 per month for one person. Electricity and heating are billed separately.



\* 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.