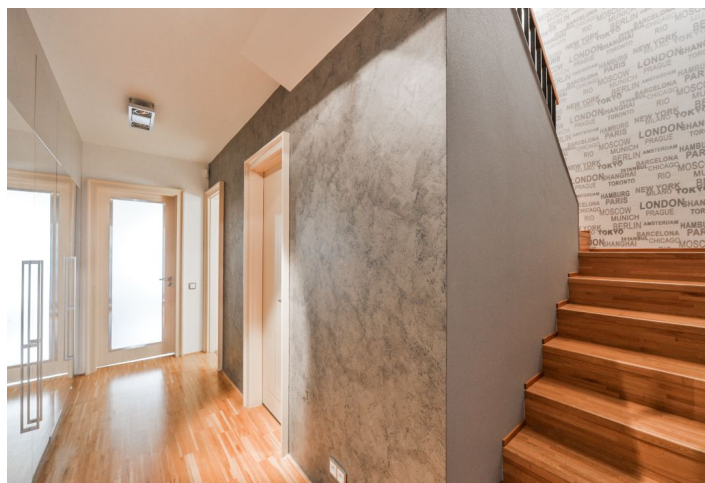




Apartment Two-bedroom (3+kk)

Rented

137 m², Prague 8, Karlín, Rohanské nábřeží





Apartment Two-bedroom (3+kk)

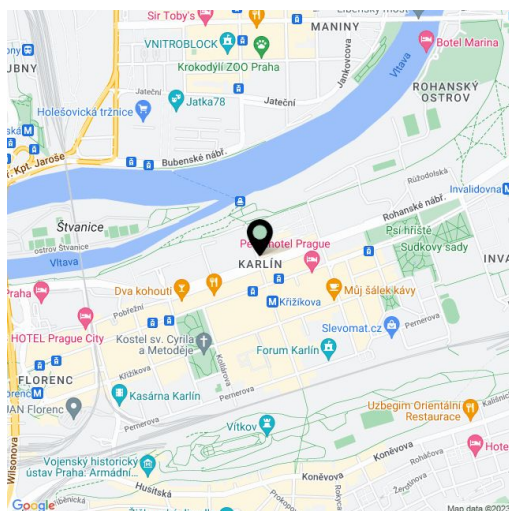
Rented137 m², Prague 8, Karlín, Rohanské nábřeží

Total area	137 m ²
Parking	Parking available.
Garage	Yes
Cellar	-
PENB	G
Reference number	29709
Available from	Immediately

Completely furnished 2-bedroom split-level apartment on the 2nd floor of a modern residence with 24/7 reception, a lift, underground garage parking and a charming Japanese style courtyard garden with water features. Located in a fast developing, popular part of Karlín with excellent transport accessibility to the city center and a unique location on the Vltava riverbank with a bike and jogging path, near a ferry across the river. Within a few minutes walk is located Křižíkova metro station (line B) and tram stop, plus rich amenities incl. restaurants, bistros, shops, cinema, pharmacies and other services.

The apartment and the building feature quality equipment and finishes - the residence was awarded the Building of the Year title in 2007. The upper floor consists of an entrance hall, bright south-east facing living room with a fully fitted open kitchen and dining area, **walk-in closet**, and a separate toilet. On the lower level there is one bedroom with an en-suite bathroom, study / second bedroom, a family bathroom, and laundry room with storage space.

High ceilings, **wooden floors**, tiles, ample storage, induction cooktop, dishwasher, wine fridge. **One covered parking space** included, an additional one is available at CZK 2500 per month. Service charges, water and heating CZK 9500 per month. Electricity is billed separately.



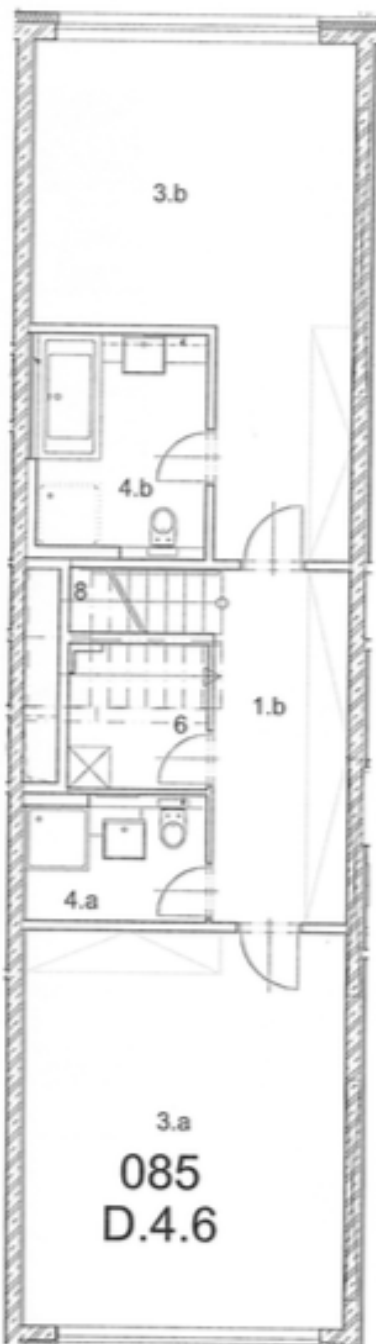
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**Apartment Two-bedroom (3+kk)****Rented**137 m², Prague 8, Karlín, Rohanské nábřeží

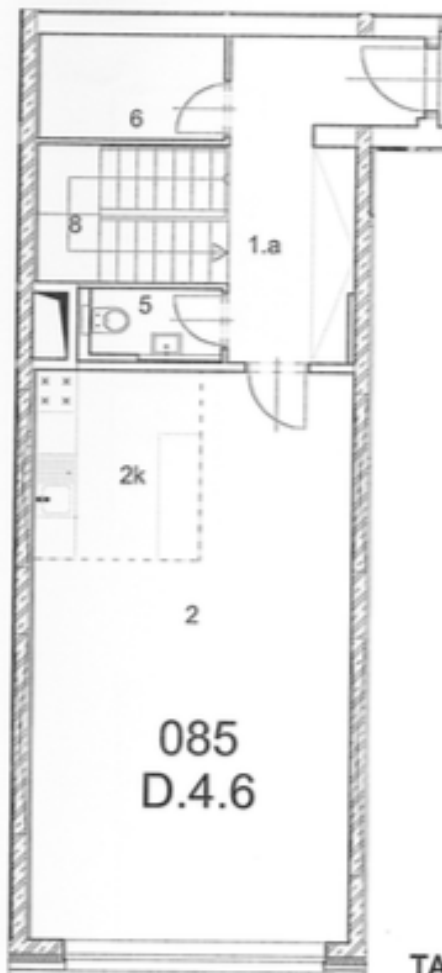
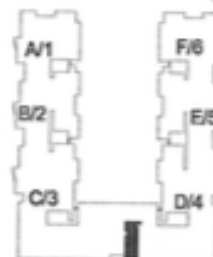
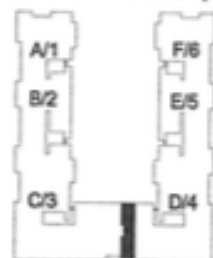
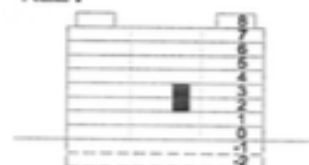
(byť z tohto katalógu bytu)

PŮDORYS 2. PATRA :

M 1 : 100

**PŮDORYS 3. PATRA :**

M 1 : 100

**POLOHA BYTU :****PŮDORYS 3. PATRA (4.NP) :****POLOHA BYTU :****PŮDORYS 2. PATRA (3.NP) :****ŘEZ :****TABULKA MÍSTNOSTÍ :**

ozn.	místnost	plocha/m ²
1.a	předsíň	9,6
2+2k	obýv. pokoj + kk	37
5	WC	1,8
6	komora	4
8	schodiště	5,5
1.b	chodba	9,9
3.a	ložnice	25,8
3.b	ložnice	25
4.a	koupelna + WC	4,1
4.b	koupelna + WC	7
6	komora	3,9
	sklep č.66/ 2.pp	7,5
	celkem	141,1
	park. stání 91 / 2.pp	
	park. stání 92 / 2.pp	