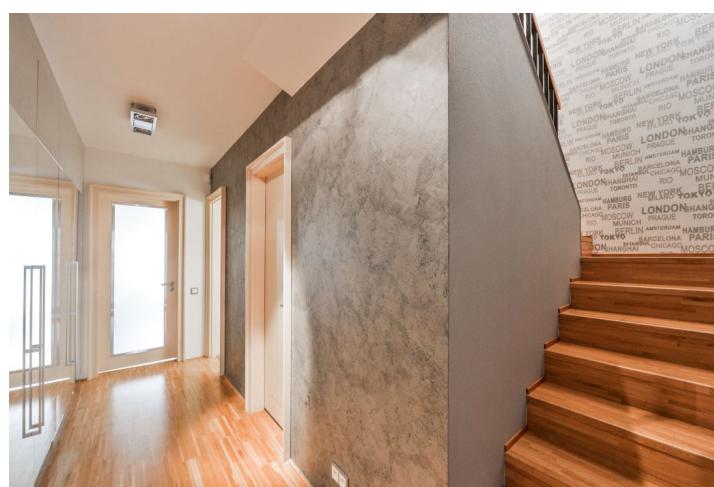




## Apartment Two-bedroom (3+kk)

Rented

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



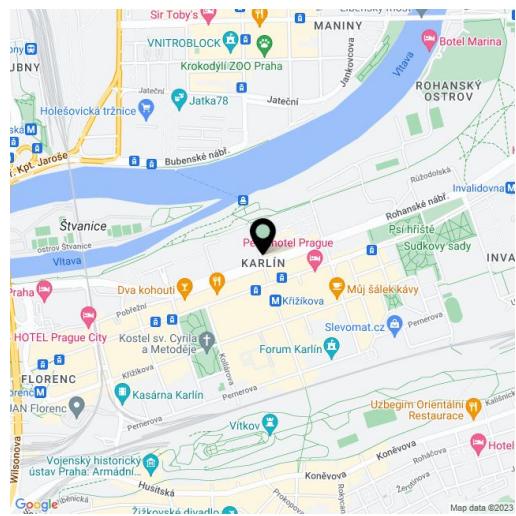


## Apartment Two-bedroom (3+kk)

Rented

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

Total area	137 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	-
PENB	G
Reference number	29709
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.

**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 Křížkova metro station (line B) and tram stop, plus rich amenities incl. restaurants, bistros, shops, cinema, pharmacies and other services.**

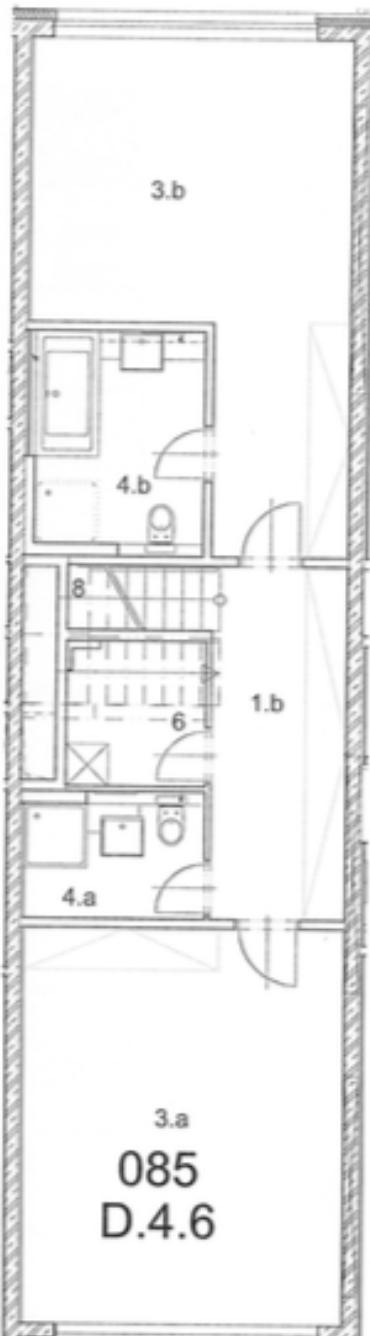
The apartment and the building feature quality equipment and finishes - the residence was awarded the Building of the Year title in 2007. The upper floor consists of an entrance hall, bright south-east facing living room with a fully fitted open kitchen and dining area, **walk-in closet**, and a separate 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.



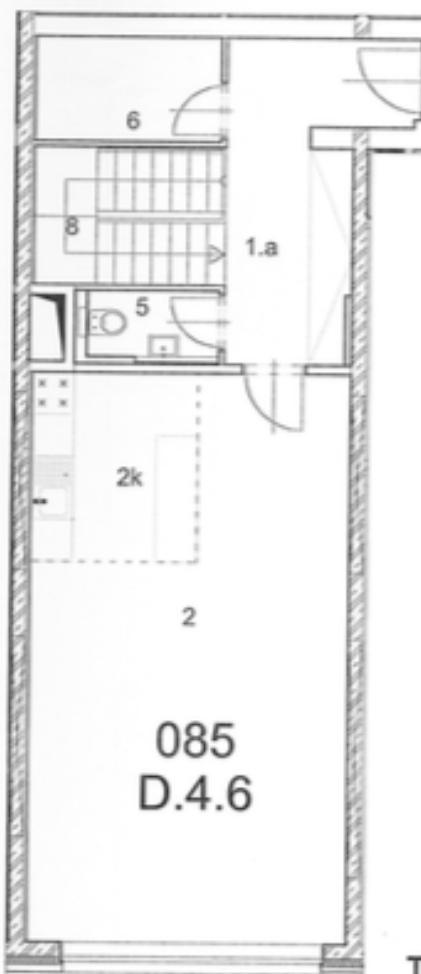
## PŪDORYS 2. PATRA :

M 1:100



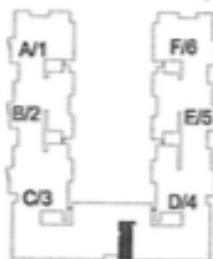
### PŪDORYS 3. PATRA:

M 1:100

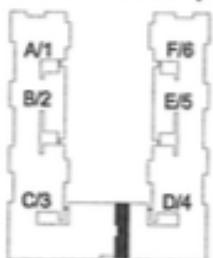


## POLOHA BYTU:

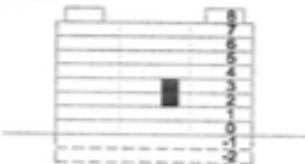
### PŪDORYS 3. PATRA (4.NP):



## POLOHA BYTU : PŮDORYS 2. PATRA



## REZ:



### TABULKA MÍSTNOSTÍ:

ozn.	místnost	plocha/m <sup>2</sup>
1.a	předsíň	9,6
2+2k	objv. 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
	<b>celkem</b>	<b>141,1</b>
	park. stání 91 / 2. pp	
	park. stání 92 / 2. pp	