



## Apartment Two-bedroom (3+kk)

Sold

139 m², Prague 8, Karlín, Rohanské nábřeží





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Total area	143 m <sup>2</sup>
Floor area*	139 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	6 165 CZK monthly
PENB	G
Reference number	30971

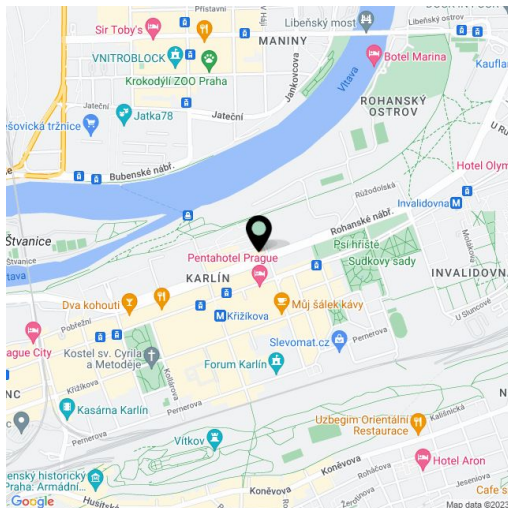
This spacious apartment with a balcony and a practical layout is located on the 2nd floor of the modern River Diamond residential palace with a park in the atrium, an underground garage, a 24-hour reception, and security. The complex is located close to Karlín and New Town, in a neighborhood with a full spectrum of urban amenities and excellent transport links.

A 70-meter living room with a kitchen and a dining room has access to the east-facing balcony. The master bedroom with an en-suite bathroom (with a bathtub) and a 2nd bedroom are separated from the living room by a corridor. There is also a 2nd bathroom (with a shower), a foyer, a closet with a preparation for a washing machine, and a guest toilet.

The facilities include **wooden floors** and large-format **wooden Euro-windows** with remote control **outdoor blinds**. The kitchen is fully equipped. Central heating. The purchase price includes **2 garage parking spaces** and a cellar, all conveniently accessible by elevator. The 24-hour reception guards the residence.

Formerly industrial Karlín has gradually transformed itself into a modern landscaped neighbourhood that meets the high demands of housing close the center and within comfortable walking distance of complete amenities. The center can be reached by tram and metro from the Křižikova bus stop, which is 250 meters away. Behind the house, there is a **park with a bike trail**, and a few steps from the house there are groceries, cafes, bistros, restaurants, a kindergarten and an elementary school as well as a high school, a pharmacy, a health center, shops, plenty of office buildings, or the Karlínská kasárna and Forum Karlín **cultural spaces**. The Marina **Golf Club** is also close-by. Traveling by car in Prague and out of town is quick and easy thanks to the proximity of the main highway.

Floor area 139 m<sup>2</sup>, balcony 4.3 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.



\* 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.



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