



## Apartment One-bedroom (2+kk)

Rented

44 m², Prague 8, Karlín, Březinova





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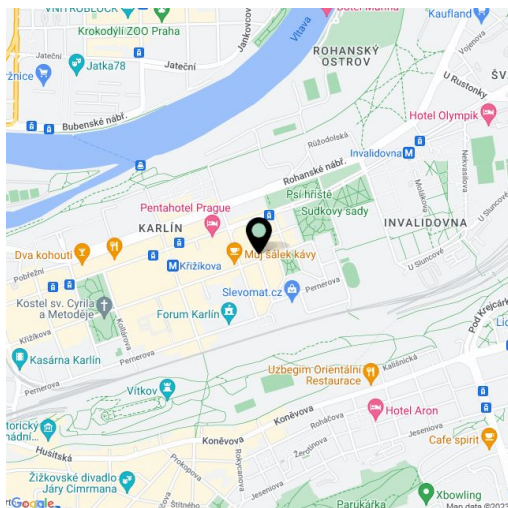
**Rented**44 m<sup>2</sup>, Prague 8, Karlín, Březinova

Total area	46 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31601
Available from	Immediately

This newly refurbished 1-bedroom flat with a balcony is on the first floor of a completely newly renovated traditional building with a lift and preserved original features. Well situated in a quiet street in a highly sought after neighborhood of Karlín, Prague 8, a few min. walk from a tram stop and Křížíkova metro station. Located within walking distance of the Karlín business center, with great amenities and a number of quality cafes, bistros and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava river.

The interior features a living room with a fully fitted open plan kitchen, a bedroom with a **balcony** facing the green back yard, a bathroom with a walk-in shower, a separate toilet, a storage / laundry room, and an entrance hall.

High ceilings, **solid wood parquet floors**, tiles, concrete screed, central heating, dishwasher, combination oven. Monthly deposit for service charges, water and heating is approximately CZK 3300. 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.