



## Apartment One-bedroom (2+1)

Rented

73 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





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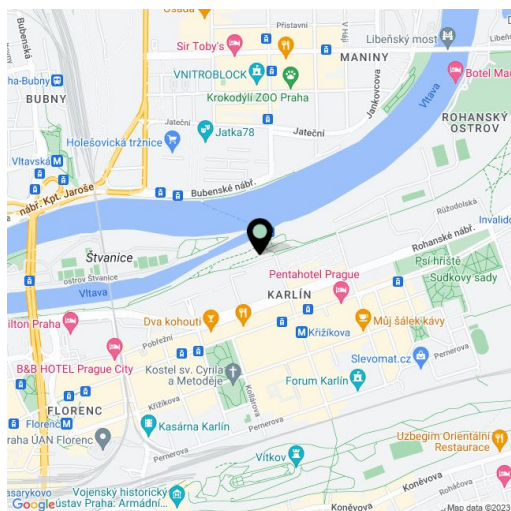
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Total area	85 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	C
Reference number	33756
Available from	Immediately

Benefiting from beautiful views of the green Vltava riverbank, a 12 m<sup>2</sup> terrace and direct access from the lift, this is a 1-bedroom apartment on the fourth floor in the contemporary Vltava Residence with a reception, security and underground parking, just a few minute walk from Křižíkova metro station. Located on the Rohanský Island on the Vltava River, on the Prague 1 - Prague 8 divide, in the highly sought after Karlín neighborhood with rich amenities and quick access to the city center. There is a bike and jogging path next to the building, and a fitness / relaxation center and a golf course near by.

The apartment includes a bedroom with an en-suite bathroom (bathtub with a shower screen, toilet), a living room, a fully fitted eat-in kitchen with **terrace** access, an additional separate toilet, and an open entrance hall with built-in wardrobes. Both the bedroom and the living room offers beautiful views of the river and beyond.

**Wooden floors**, tiles, security entry door, floor-to-ceiling windows, washer, dryer, dishwasher, induction cooktop, video entry phone, chip card entry, camera system. The apartment can be furnished at a higher rent. One **garage parking** space is included. Service charges, water and heating bills: approx. CZK 4600/month. Electricity will be transferred to the tenant. Available from August 2021 (or earlier).



\* 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.