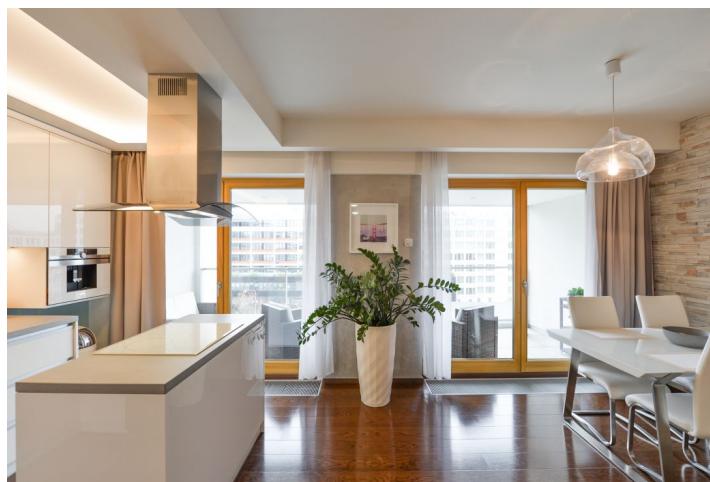




Apartment Two-bedroom (3+kk)

Rented

87 m², Prague 8, Karlín, Za Karlínským přístavem



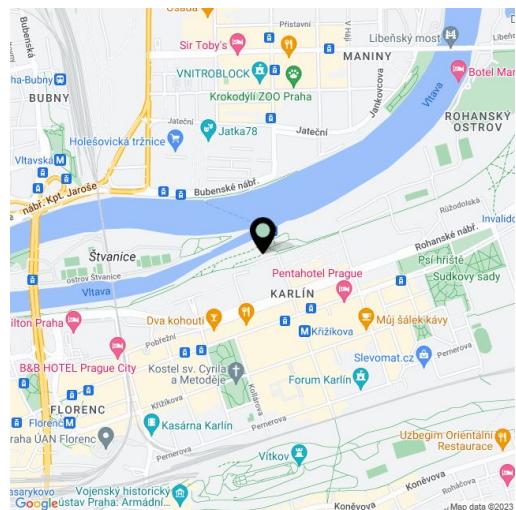


Apartment Two-bedroom (3+kk)

Rented

87 m², Prague 8, Karlín, Za Karlínským přístavem

Total area	98 m ²
Floor area*	87 m ²
Balcony	11 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	35065
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.

Benefiting from views of the green Vltava riverbank, an 11 m² balcony and direct access from the lift, this is a high standard, fully furnished 2-bedroom 2-bathroom apartment on the fifth floor in the contemporary Vltava Residence with a reception, security and underground parking, just a few minute walk from Křížíkova 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 interior features a living room with a fully fitted open plan kitchen and a **south-east facing balcony**, a master bedroom with an **en-suite bathroom** (bathtub with a shower screen, toilet), a second bedroom, a family bathroom (walk-in shower, toilet), a utility room, and an entrance hall with **direct access to the lift** and the staircase.

Wooden floors and windows, heated tiles in the bathrooms, built-in wardrobes, concrete worktop and premium Bosch and Siemens appliances in the kitchen, induction cooktop, pyrolytic oven, coffee machine, American type fridge, TV, video entry phone, wiring for air-conditioning and automatic external blinds, **cellar**. A **garage parking** space is included. Service charges, water and heating bills: CZK 5500/month. Electricity will be transferred to the tenant. Available from May 1, 2020.