



## Apartment Two-bedroom (3+kk)

Sold

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

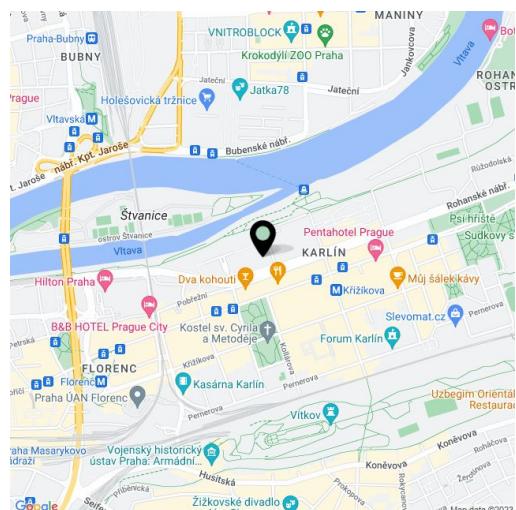




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|                  |                         |
|------------------|-------------------------|
| Total area       | 143 m <sup>2</sup>      |
| Floor area*      | 139 m <sup>2</sup>      |
| Loggia           | 4 m <sup>2</sup>        |
| Parking          | 2 garage parking spaces |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| Service price    | 8 670 CZK monthly       |
| PENB             | C                       |
| Reference number | 35214                   |



\* 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.

This spacious apartment with a loggia and 2 garage parking spaces is located on the 1st floor of the River Diamond Residence with a 24-hour reception, security, and a charming Japanese-style private garden with water features in the courtyard. The building is located in a popular part of Prague's Karlín district with excellent transport links. A unique neighborhood near a park and a ferry and close to a golf course.

The layout consists of a large living room with a kitchen and dining area connected by a glass wall to the loggia, a master bedroom with an en-suite bathroom (bathtub, toilet), a second bedroom, a bathroom with a shower, a guest toilet, a hall, a hallway, and a utility room. Both bedrooms face the courtyard garden.

Facilities include wooden floors, large-format wooden Euro windows, a security entrance door, and an electronic entrance to the building. The kitchen is fully equipped. Central heating. The unit comes with 2 garage parking spaces accessible by elevator. The residence, which was awarded the Building of the Year title in 2007, boasts a reception, security, a caretaker, technical support, and visitor parking.

The complex is situated on the border of Karlín and New Town, in a place with full civic amenities and excellent transport links. The popular district of Karlín bears its name in honor of the Austrian Empress and Czech and Hungarian Queen Caroline Augusta of Bavaria. A former industrial district, it now meets the high demands of those seeking prestigious full-service housing and close proximity to the city center, which you can easily get to not only by tram and metro but also on foot or by bike—a safe bike path is right behind the building. Near the residence is a park, a grocery store, there are cafes, bistros, restaurants, a kindergarten, elementary school, and high school, a pharmacy, a health center, shops, many office buildings, or the Forum Karlin multifunctional hall. Traveling by car is easier thanks to the proximity to the highway.

Interior 139 m<sup>2</sup>, loggia 4 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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