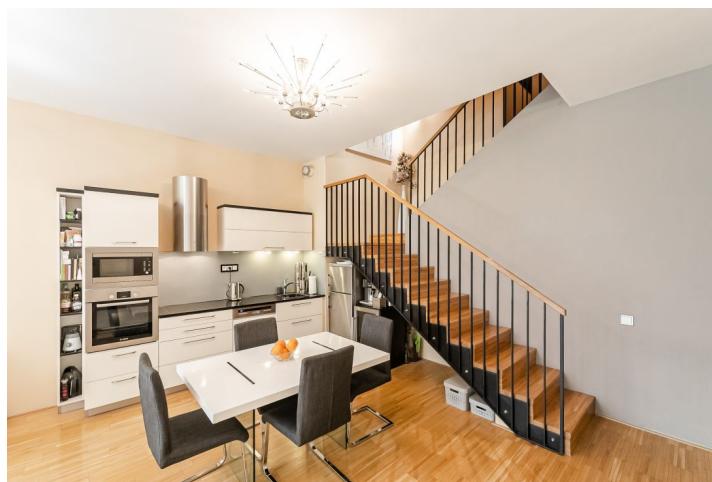




Apartment Two-bedroom (3+kk)

Sold

126.2 m², Prague 8, Karlín, Rohanské nábřeží

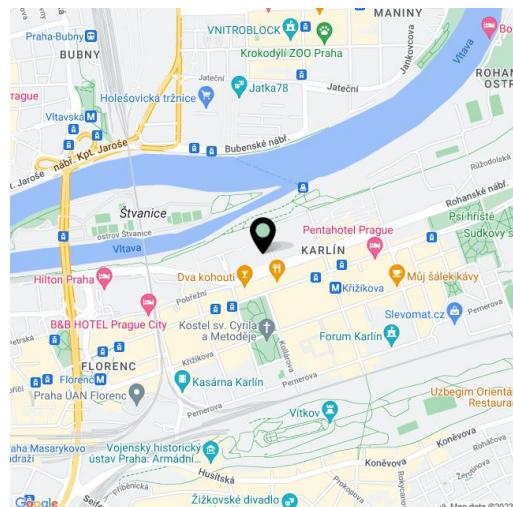




Apartment Two-bedroom (3+kk)

Sold126.2 m², Prague 8, Karlín, Rohanské nábřeží

Total area	126 m ²
Balcony	5 m ²
Garden	39 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	-
Service price	9 300 CZK monthly
PENB	C
Reference number	35695



* 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 duplex apartment with 2 garage parking spaces, a balcony, and a private garden bordered by a hedge is situated on the ground floor of the modern River Diamond residential palace, located in a popular area near the city center, on the border of New Town and Karlín. Thanks to the 24-hour reception and security, you can feel completely safe in the apartment and in the garden.

The entrance level consists of an open living area with a kitchen, a dining room, and a relaxation area, which is extended by a **garden area** on warm days. At the entrance to the apartment, there is a wardrobe and a laundry room. A staircase leads to the first floor, where there is a private zone with a master bedroom with a **dressing room**, a second bedroom, a bathroom, and a separate toilet. Both bedrooms have access to the **east-facing balcony** into the courtyard with **water features** and **Japanese-style landscaping**.

The residential project providing high-level housing was completed in 2007. Facilities include **wooden floors**, **underfloor heating** in the bathrooms, large wooden windows, entrance security doors, a security system, and a complete kitchen with built-in Bosch and Whirlpool appliances. The purchase price includes all of the interior equipment, **2 garage parking spaces**, and a cellar.

Whether you need to shop, want to sit with friends in a restaurant, or ride a bike, **everything is at your fingertips**. Right next to the building is a bike trail, along which you can comfortably ride to the city center or, in the other direction, all the way to the zoo. The Florenc metro transfer station is a few minutes' walk away, and a tram stop is even closer. There are many quality restaurants, cafes and bistros, schools, and cultural institutions nearby.

Interior 126.2 m², garden 39 m², balcony 4.7 m², cellar 3.5 m²