



Apartment Two-bedroom (3+kk)

Sold

134 m², Prague 8, Karlín, Rohanské nábřeží





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Total area	145 m ²
Floor area*	134 m ²
Terrace	11 m ²
Garden	35 m ²
Parking	2 parking spaces
Garage	Yes
Cellar	Yes
Service price	12 800 CZK monthly
PENB	G
Reference number	37673

This duplex apartment with a garden terrace and a balcony is part of a secure residence with a large courtyard with Japanese-style landscaping and underground parking. The safe residential complex is set in the popular Karlín district in the immediate vicinity of the city center.

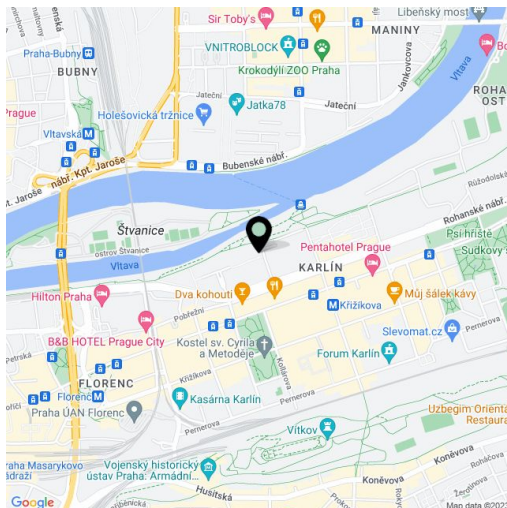
The ground floor consists of a living room connected to the kitchen, a dining room, and a garden **terrace**, a hallway, a **large walk-in closet**, a toilet with a sink, and stairs leading to the 1st floor. There is a master bedroom with an en-suite bathroom, a 2nd bedroom, a bathroom, a closet (with a connection for a washer and dryer), and a staircase hall. Both bedrooms have access to the **balcony**.

Facilities include **wooden floors**, large-format **wooden windows**, **heated floors** in the bathrooms, a complete kitchen, and a security door. The unit comes with 2 **garage parking spaces** and a **cellar**. The residence was completed in 2007; a reception and security ensure the safety and privacy of its residents.

Within easy reach are schools, shops, restaurants, cafes, bistros, a post office, a tram stop, and the Křižíkova metro station. The Florenc transfer station is also within walking distance. The popular Karlín district also offers cultural activities, such as in Karlín Forum or **Karlínské Kasárny**. Right next to the building is a comfortable **bike trail** leading directly to the city center or, in the opposite direction, to the zoo.

Interior 134.2 m², 10.7 m² terrace, garden 35 m², cellar 3.8 m².

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



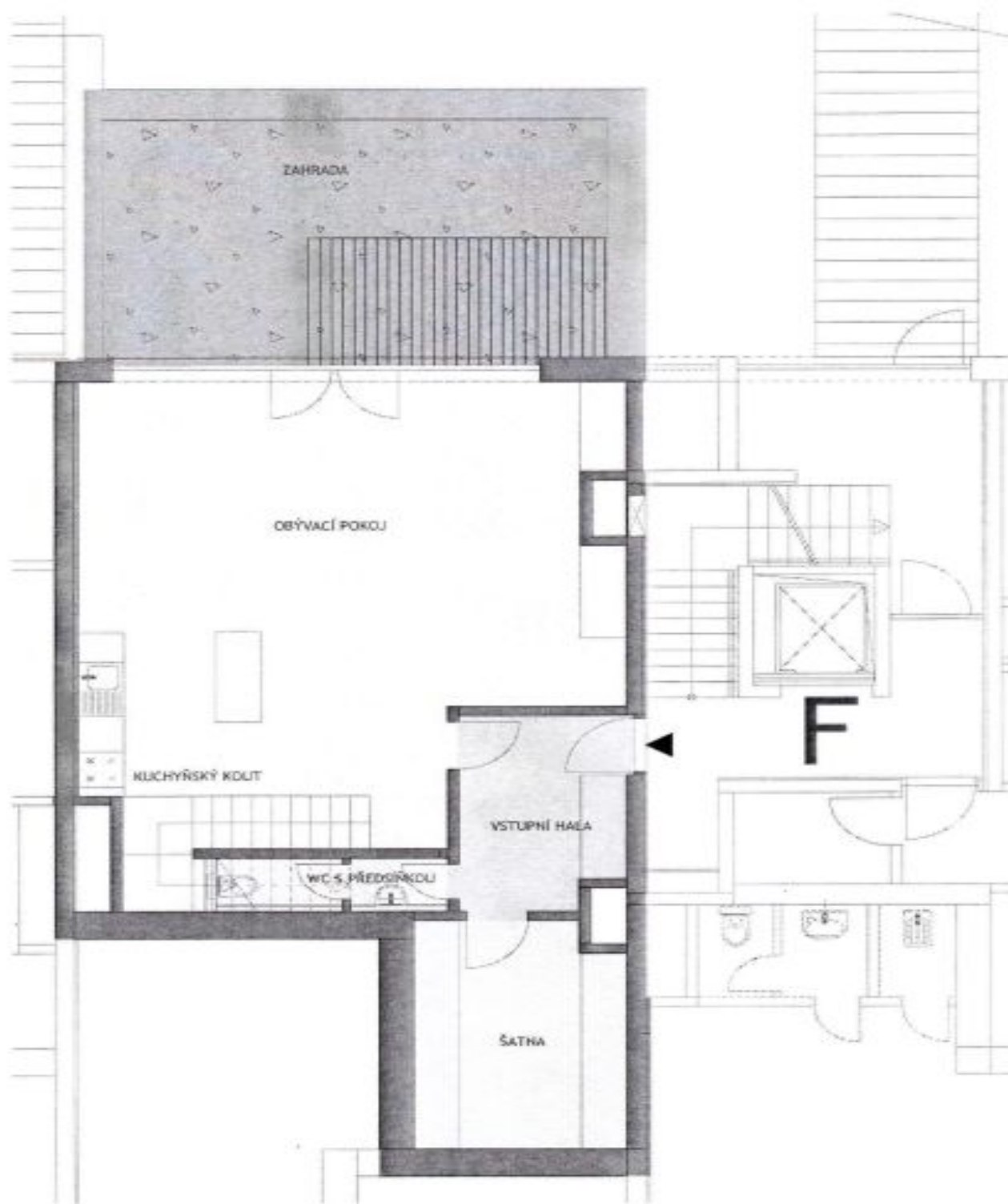
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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