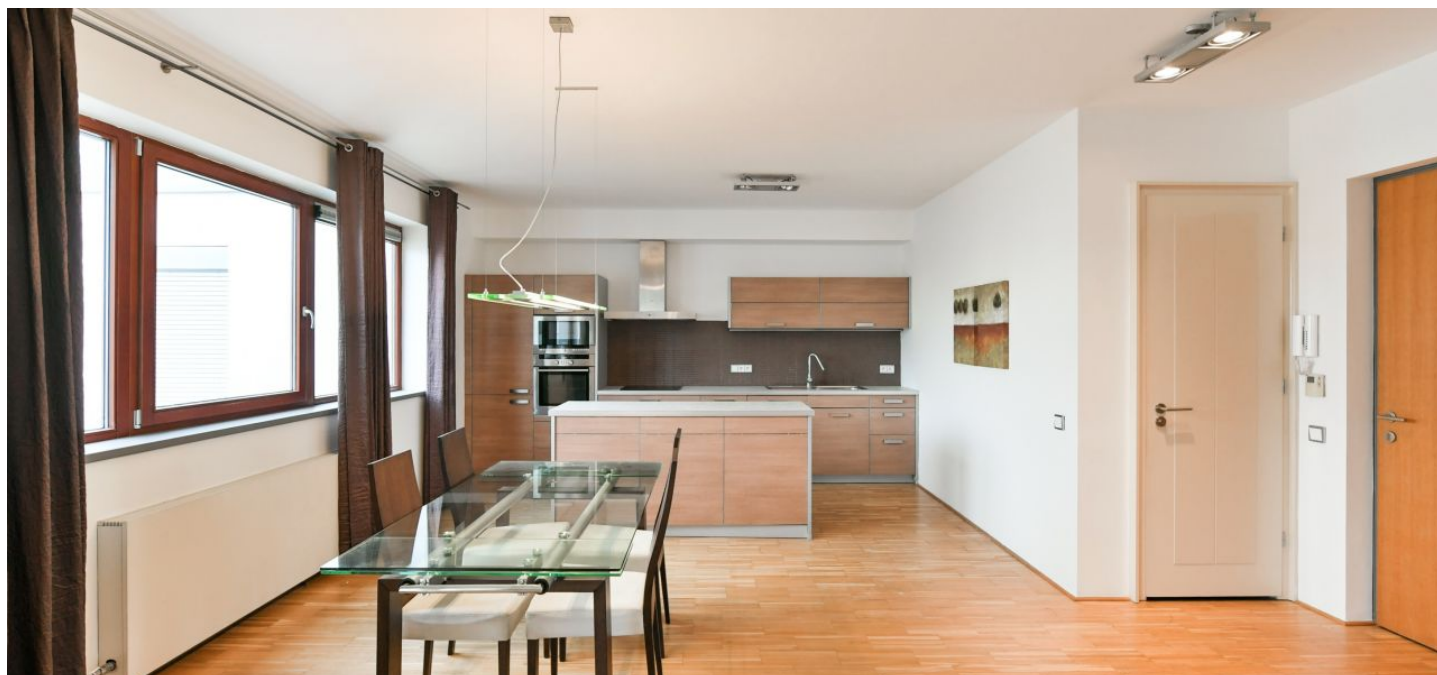




Apartment Two-bedroom (3+kk)

Rented

122 m², Prague 8, Karlín, Rohanské nábřeží





Apartment Two-bedroom (3+kk)

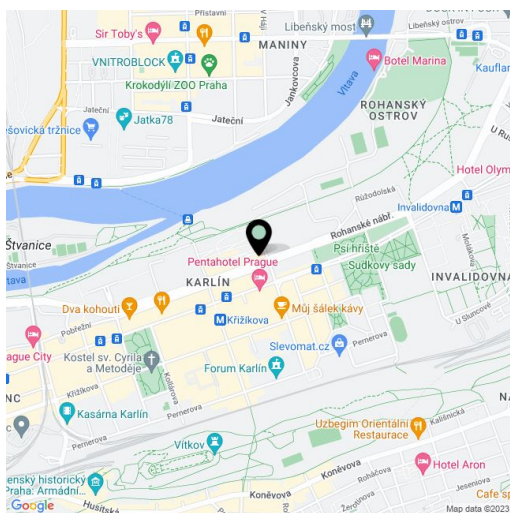
Rented122 m², Prague 8, Karlín, Rohanské nábřeží

Total area	122 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	37753
Available from	Immediately

This furnished 2-bedroom 2-bathroom split-level apartment with a balcony is on the 6th floor of the River Diamond Residence with a 24/7 reception and manned security, underground garage parking and a charming private Japanese style courtyard garden with water features. Located in a highly sought after part of Karlín with excellent transport accessibility to the city center and a unique location on the Vltava riverbank with a bike and jogging path, near a ferry across the river and a golf course. Within a few minutes walk is located Křižíkova metro station (line B) and tram stop, plus rich amenities incl. restaurants, bistros, shops, cinema and other services. The building features quality equipment and finishes - the residence was awarded the Building of the Year title in 2007.

The upper (entrance) floor features a large living room with a fully fitted open plan kitchen, a dining area and **balcony** access, a toilet, and an open entrance hall. The lower level includes a spacious master bedroom with an en-suite bathroom (bathtub with a shower screen, toilet), a shower room, a storage room, a utility room, and a corridor with built-in wardrobes. The living room and the second bedroom are facing the courtyard Japanese garden.

Hardwood floors, tiles, security entry door, oversized windows, central heating, washer, dryer, dishwasher, microwave oven, garden furniture, TV, lift, chip entry. A **garage parking** space is included. Building amenities include guest parking, on-site property management and on-site maintenance. Deposit for service charges and heating 9.500 CZK/month. Electricity is billed separately.



* 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.