



Apartment Three-bedroom (4+kk)

Rented

140 m², Prague 8, Karlín, Březinova





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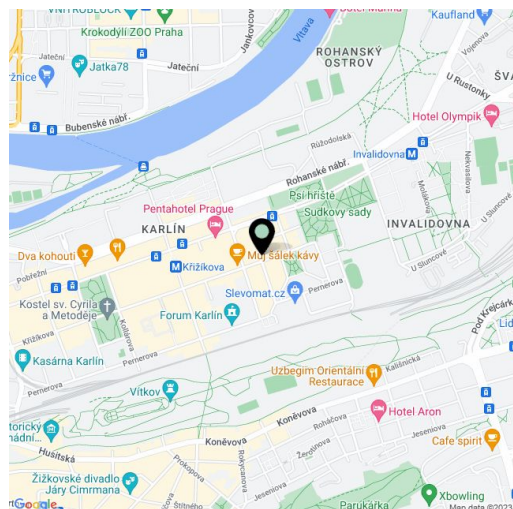
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Total area	153 m ²
Floor area*	140 m ²
Balcony	3 m ²
Terrace	13 m ²
Parking	-
Cellar	-
PENB	G
Reference number	40385
Available from	Immediately

This is a brand new 3-bedroom 2-bathroom split-level attic apartment with a balcony, a terrace and nice views, on the 4th floor of a completely renovated traditional building with a lift and preserved original features. Well situated in a quiet street in a highly sought after neighborhood of Karlín, Prague 8, a few min. walk from a tram stop and Křižíkova metro station. Located within walking distance of the Karlín business center, with great amenities and a number of quality cafes, bistros and restaurants. The city center is accessible within a few minutes by tram or metro. You can also use the nearby bike path along the Vltava river.

The lower floor features a bedroom with a **balcony** facing a landscaped green back yard, a bedroom with atelier windows and an en-suite shower room with a toilet, a third bedroom, a family bathroom including a bathtub and a toilet, an open study / playroom, and an entrance hall with storage. The upper level includes a comfortable living room with a fully fitted open plan kitchen, a dining area and access to the **terrace** overlooking the Vítkov Hill.

Solid wood oak parquet floors, tiles, storage, French windows, central heating, dishwasher. Monthly deposit for service charges, water and heating: CZK 4,000. 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.