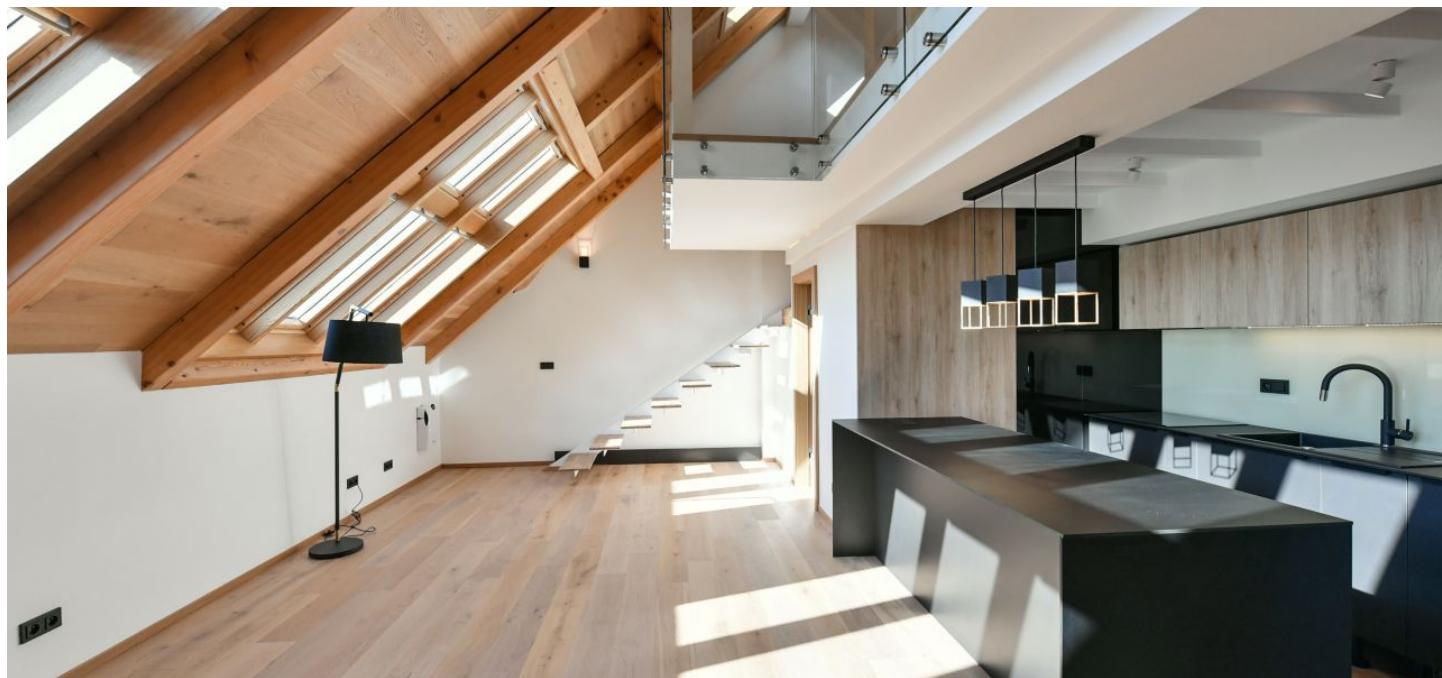




## Apartment One-bedroom (2+kk)

Rented

85.8 m<sup>2</sup>, Prague 8, Karlín, Prvního pluku



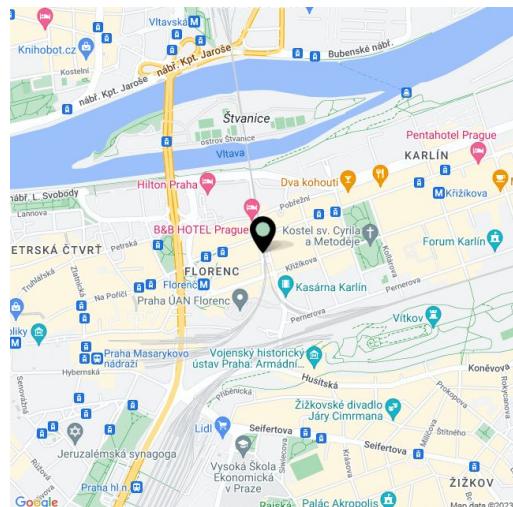


## Apartment One-bedroom (2+kk)

Rented

85.8 m<sup>2</sup>, Prague 8, Karlín, Prvního pluku

Total area	86 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water CZK 1,500. Electricity is billed separately.
PENB	G
Reference number	40587
Available from	Immediately



\* 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 brand new air-conditioned split-level apartment with a gallery, on the topmost 5th floor of a well-maintained corner apartment building steps from the border between Karlín and New Town, in a district with an industrial past and contemporary freshness, is located within walking distance of the Hilton hotel and business center on the Rohanské Embankment. The neighborhood has a complete infrastructure, which will grow to include new cafes, shops, and green areas after the reconstruction of the Negrelli Viaduct. The popular location is easily accessible from the center by public transport and on foot. A tram stop and the Florenc metro station and Bus Terminal are only a few steps away. After the reconstruction of the Negrelli Viaduct, there will be a park and cafés with front gardens, galleries, and shops. The area already has complete amenities, a bike path along the Vltava River and a nearby Marina Golf Club, and the large park on Vítkov Hill is within walking distance.

The lower level of the apartment features a living room with a fully fitted open plan kitchen, a shower room with a toilet, and an entrance hall with a built-in wardrobe. The upper floor offers an open gallery suitable for a study, plus a bedroom with a built-in wardrobe.

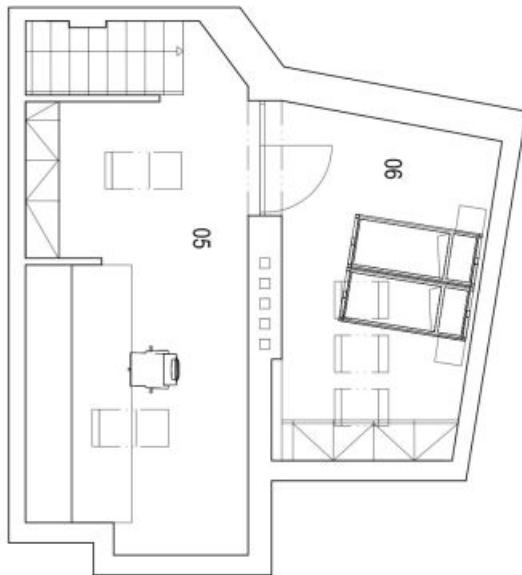
**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, electric heating, underfloor heating on the lower level, washing machine, dishwasher, induction cooktop, skylight shade foils.** The apartment can be furnished at a higher rent.



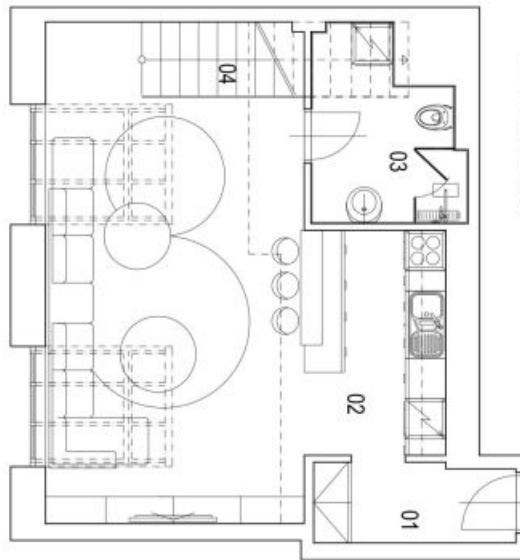
## Apartment One-bedroom (2+kk)

Rented

85.8 m<sup>2</sup>, Prague 8, Karlín, Prvního pluku



PUDORYS 7.NP



PUDORYS 6.NP

**TYP:**

2+KK + pracovna

**NÁZEV MÍSTNOSTI**

POLOHA

01	VSTUPNÍ CHODBA	3,8 m <sup>2</sup>
02	OBÝVACÍ POKOJ + KK	36,0 m <sup>2</sup>
03	KOUPELNA + IWC	6,0 m <sup>2</sup>
04	SCHODIŠTE	4,4 m <sup>2</sup>
05	GALERIE - PRACOVNA	20,3 m <sup>2</sup>
06	LOŽNICE	15,3 m <sup>2</sup>

**CELKEM MÍSTNOSTI:** 85,8 m<sup>2</sup>

PODLAHOVÁ PLOCHA DLE  
NAR. VL. 366/2013 Sb.: 85,8 m<sup>2</sup>



SCHEMATICKE REZ  
SCHEMATICKE REZ

2+KK + pracovna  
SCHEMATICKE REZ  
SCHEMATICKE REZ



SCHEMATICKE REZ  
SCHEMATICKE REZ