



Apartment Studio (1+kk)

Rented

39 m², Prague 8, Karlín, Rohanské nábřeží

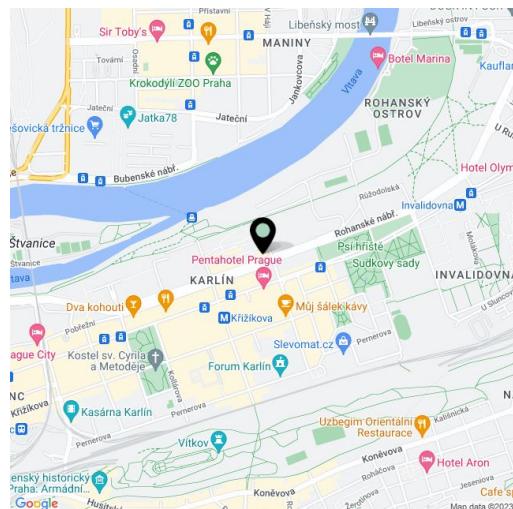




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Total area	51 m ²
Floor area*	39 m ²
Terrace	12 m ²
Parking	-
Cellar	-
Service price	Monthly deposit for services, water, heating, and electricity consumption CZK 4,300.
PENB	G
Reference number	40701
Available from	Immediately



* 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 fully furnished studio apartment with a terrace and views of a charming, quiet private Japanese style courtyard garden with water features is on the 4th floor of the River Diamond Residence with a 24/7 reception and manned security. 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 that crosses the river and a golf course. The Křížíkova metro station (line B) and tram stop is within a few minutes' walk (and only a few minutes more to the Florenc metro and bus depot), and a rich selection of amenities incl. restaurants, bistros, shops, a cinema, and other services. The building features quality equipment and finishes—the residence was awarded Building of the Year in 2007.

The interior features a living room with a fully fitted open plan kitchen, a dining area, a bedroom zone, and a **terrace** facing the charming courtyard, a bathroom including a walk-in shower and a toilet, and an entrance hall.

Brand new furniture, hardwood floors, tiles, security entry door, central heating, washing machine, microwave oven, kitchenware, bed linen, 3 m² cellar, elevator, chip entry. Building amenities include guest parking, on-site property management, and on-site maintenance.