



## Apartment Three-bedroom (4+kk)

Rented

118 m<sup>2</sup>, Prague 8, Karlín, Uršova



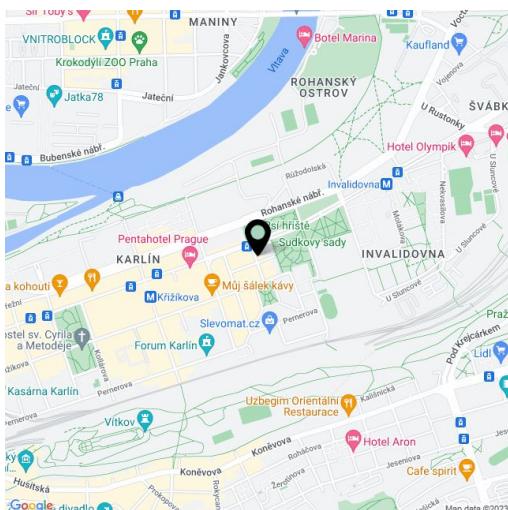


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Total area	121 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	41019
Available from	Immediately



\* 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 is a completely refurbished, semi furnished 3-bedroom apartment with a balcony, on the 3rd floor of a renovated residential building with a lift. Perfectly located in a quiet street near the Kaizlovy sady park, in the sought after district of Prague 8 - Karlín, one minute from a tram stop and a few minutes from the Křížkova metro station. Within walking distance of the Karlín business center, great amenities, and a number of 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 interior features a living room with a fully fitted open plan kitchen, a master bedroom with a balcony and an en-suite bathroom (walk-in shower, toilet), a children's bedroom with built-in furniture, a study with built-in furniture, a family bathroom (walk-in shower), and a separate toilet. There is a fitted walk-in closet, a storage / utility room, and an entrance hall.

Built-in wardrobes and storage, **hardwood floors**, tiles, gas boiler, washer, dryer, dishwasher, induction cooktop, **cellar**. Monthly deposit for service charges and water: CZK 1,000 for 1 person. Gas and electricity will be transferred to the tenant. Available from January 1, 2022.