



Apartment Two-bedroom (3+kk)

Rented

135.6 m², Prague 8, Karlín, Karolinská



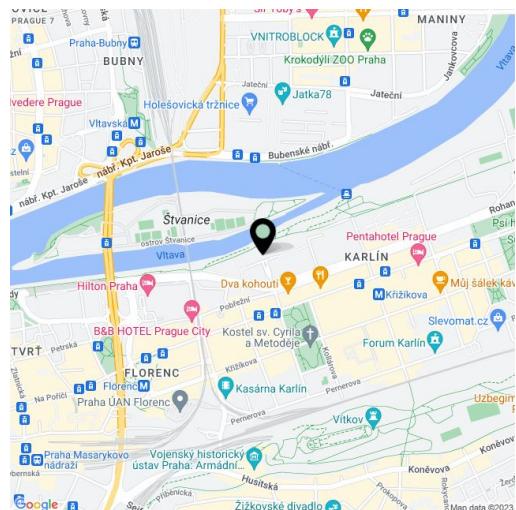


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|------------------|--|
| Total area | 157 m ² |
| Floor area* | 136 m ² |
| Loggia | 21 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| Service price | Deposit for common services, water, heating, and cooling CZK 17,000/month. Electricity is billed separately. |
| PENB | G |
| Reference number | 41929 |
| 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.

Benefiting from 2 enclosed balconies and views of the river and Prague Castle, this high standard 2-bathroom apartment is on the 4th floor of the Kay River Lofts Residence project with a reception and underground parking, just a few min. walk from the Křížíkova metro station. Uniquely located on Rohanský Island on the Vltava riverbank, on the border of Prague 1 and Prague 8, in a dynamically developing district with full amenities and quick access to the city center. There is a bike and jogging path next to the building, and a fitness/relaxation center and golf course are nearby.

The interior features a spacious living room with a fully fitted open plan kitchen and north-facing **enclosed balcony** facing the river, a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, toilet with a bidet shower), a second bedroom, a family bathroom (bathtub, toilet with a bidet shower), a long wide corridor, a utility room, and an additional separate toilet. Both bedrooms have access to a shared **enclosed balcony** that faces south.

Air-conditioning, hardwood floors, tiles, security entry door, three custom-made built-in wardrobes, underfloor heating, blinds, AEG appliances, dishwasher, microwave oven, cellar. A garage parking space is included. A second space is available at an additional fee.