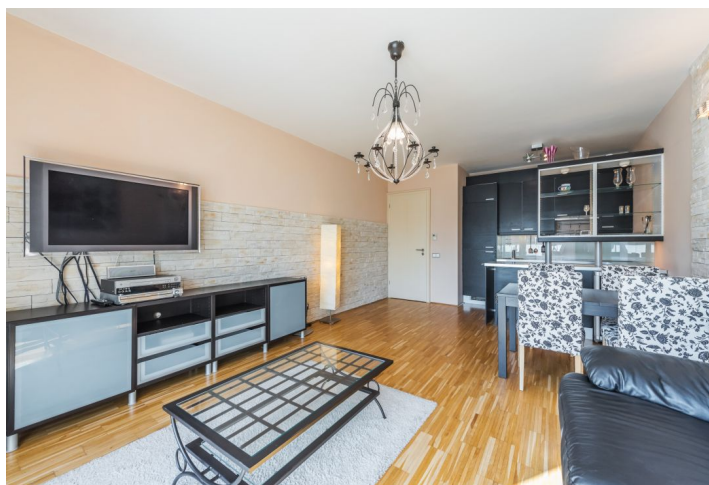




Apartment One-bedroom (2+kk)

Rented

55 m², Praha 8, Karlín, Rohanské nábřeží





Apartment One-bedroom (2+kk)

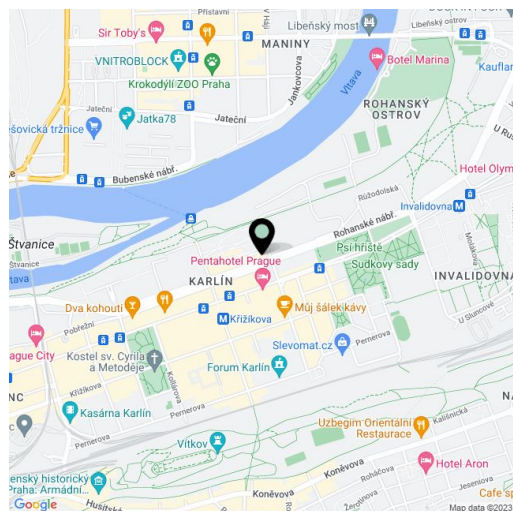
Rented55 m², Praha 8, Karlín, Rohanské nábřeží

Total area	67 m ²
Floor area*	55 m ²
Terrace	12 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	32069
Available from	Immediately

Benefiting from a 12 m² terrace providing views of the Vltava river, this fully furnished 1-bedroom apartment is on the 4th floor with lift in the modern River Diamond residential project with a 24/7 reception, security, and underground parking. Located right on the Vltava riverbank on Rohanský Island, in the dynamic Karlín neighborhood, with full amenities within easy reach and quick access to the city center by tram and from the Křížkova metro station, which is just a few blocks away. A bike and jogging path is steps from the building, and a fitness / relaxation center and golf course are nearby.

The interior includes a living room with a fully fitted open plan kitchen, a dining area and access to the **terrace**, one bedroom, a bathroom including a bathtub with a shower screen, a separate toilet, and an entrance hall.

Hardwood floors, tiles, security entry door, central heating, underfloor heating in the bathroom, washing machine, dishwasher, induction cooktop, microwave oven, TV, satellite reception, terrace furniture. Building amenities include an inner patio with a Japanese style garden, on-site property management and maintenance, and secure underground parking. One **garage parking** space is included. Deposit for service charges, heating and water: CZK 4390/month. Electricity will be transferred to the tenant (approx. CZK 800/month). Mid term rental is available (min. of 6 months) at CZK 33,000/month.



* 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.