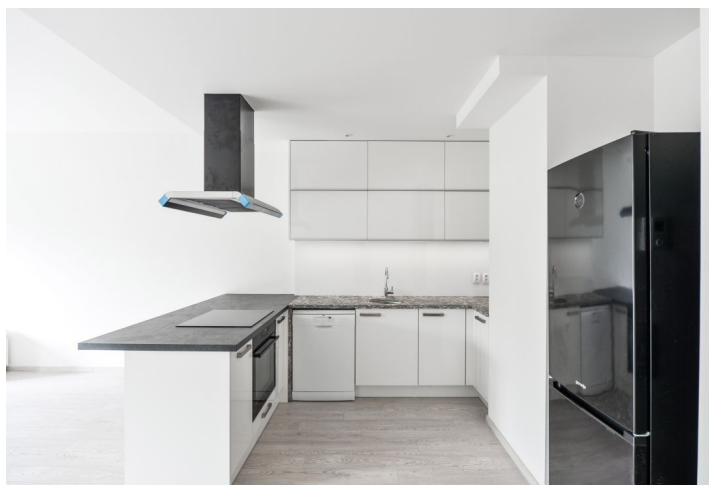




## Apartment Two-bedroom (3+kk)

Rented

115 m<sup>2</sup>, Praha 8, Karlín, U Mlýnského kanálu





## Apartment Two-bedroom (3+kk)

Rented

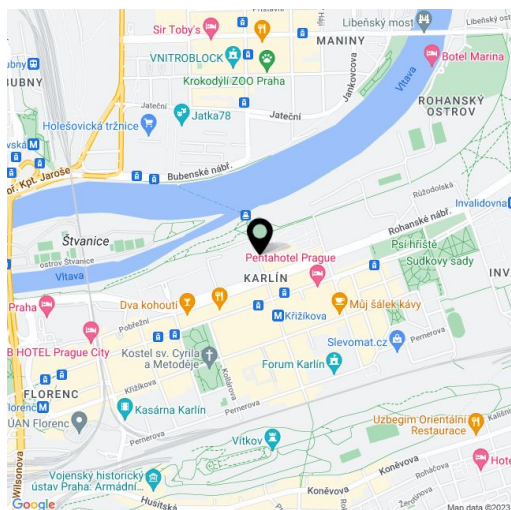
115 m<sup>2</sup>, Praha 8, Karlín, U Mlýnského kanálu

Total area	124 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Garden	48 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32896
Available from	Immediately

Benefiting from a 48 m<sup>2</sup> garden and a 9 m<sup>2</sup> balcony, this 2-bedroom split-level apartment is on the ground floor of the modern TRINITY residential project with underground parking. Located right on the Vltava riverbank on Rohanský Island, on the border between Prague 1 and Prague 8 in one of the most dynamic neighborhoods, with full amenities within easy reach and quick access to the city center by tram and from the Křižíkova metro station, which is just a few blocks away. A bike and jogging path is steps from the building, and a fitness / relaxation center, a tennis court and a golf course are nearby.

The lower level includes a spacious living room with a fully fitted open plan kitchen, a dining area and access to the terrace and garden, a toilet, storage space under the stairs, and an open entrance hall. The upper floor features two bedrooms with a shared balcony facing the courtyard, a bathroom with a bathtub and a toilet, and a large walk-in closet with utility area.

Laminated floors, tiles, security entry door, French windows, central heating, dishwasher, cellar, on-site property management. One garage parking space is included. Deposit for service charges, water and heating: approx. CZK 5000/month. Electricity is billed separately.



\* 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.



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115 m<sup>2</sup>, Praha 8, Karlín, U Mlýnského kanálu

### Plošné vymiery

1.02.1	Chodba a schodiská	9,82 m <sup>2</sup>
1.02.2	Obývací pokoj+KK	62,24 m <sup>2</sup>
1.02.3	WC	1,85 m <sup>2</sup>
1.02.5	Ložnice	15,37 m <sup>2</sup>
1.02.6	Pokoj	14,94 m <sup>2</sup>
1.02.7	Koupeľna+WC	5,15 m <sup>2</sup>
1.02.8	Komora	5,53 m <sup>2</sup>
<b>Celková plocha bytu</b>		<b>114,90 m<sup>2</sup></b>
1.01.4	Zahrada	48,00 m <sup>2</sup>
1.01.9	Lodže	9,38 m <sup>2</sup>

Příslušenství bytu - sklepní kóje, garážové stání

