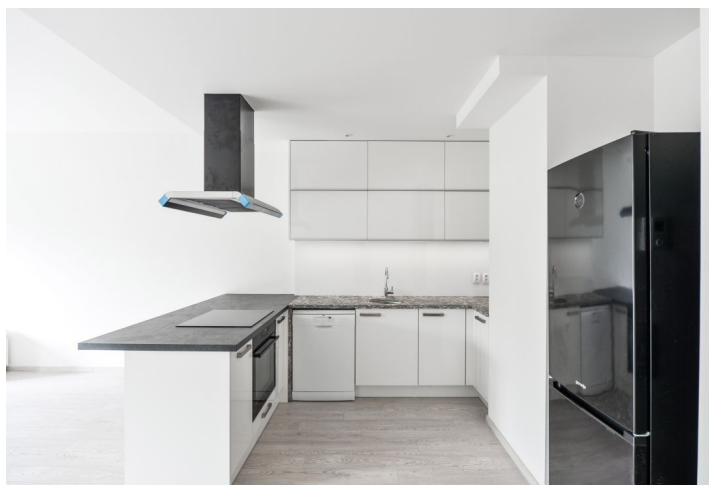




Apartment Two-bedroom (3+kk)

Rented

115 m², Praha 8, Karlín, U Mlýnského kanálu





Apartment Two-bedroom (3+kk)

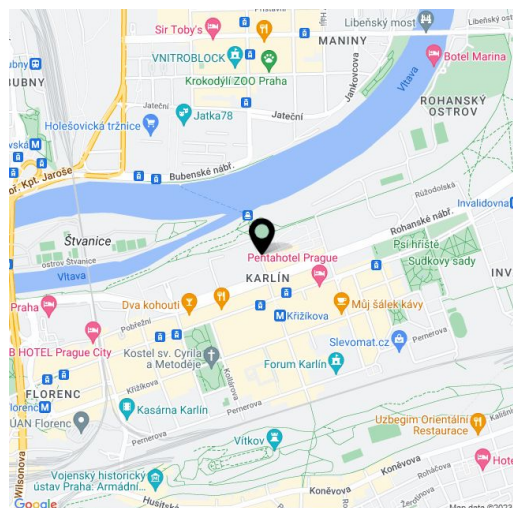
Rented115 m², Praha 8, Karlín, U Mlýnského kanálu

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

Benefiting from a 48 m² garden and a 9 m² 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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Plošné vymiery

1.02.1	Chodba a schodiská	9,82 m ²
1.02.2	Obývad pokoj+KK	62,24 m ²
1.02.3	WC	1,85 m ²
1.02.5	Ložnice	15,37 m ²
1.02.6	Pokoj	14,94 m ²
1.02.7	Koupeľna+WC	5,15 m ²
1.02.8	Komora	5,53 m ²
Celková plocha bytu		114,90 m²
1.01.4	Zahrada	48,00 m ²
1.01.9	Lodže	9,38 m ²

Príslušenství bytu - skřípní kóje, garážové stání

