



## Apartment Four-bedroom (5+1)

Rented

217 m<sup>2</sup>, Prague 8, Karlín, Březinova





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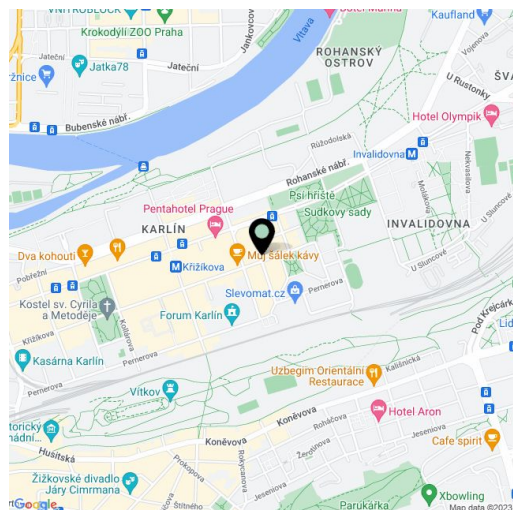
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Total area	217 m <sup>2</sup>
Parking	Garage parking nearby can be arranged.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	33569
Available from	Immediately

Unfurnished, renovated 4-bedroom 3-bathroom split-level attic apartment is on the fourth floor of a well kept traditional building with a lift, preserved original features and a green courtyard. Well situated in a quiet street in a highly sought after neighborhood of Karlín, Prague 8, a few min. walk from a tram stop and Křižíkova metro station. Located within walking distance of the Karlín business center, with great amenities and a number of quality 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 lower level features a spacious living room, a fully fitted eat-in kitchen, two separate bedrooms including built-in sleeping galleries and en-suite bathrooms (shower, toilet), a family bathroom (bathtub, shower, toilet), a utility room, and an entrance hall. The upper floor offers a gallery, a bedroom, a study (or fourth bedroom), a walk-in closet, and a toilet with a bidet shower.

Full air-conditioning, solid wood parquet floors, tiles, wooden beams, security entry door, built-in storage, gas boiler, dishwasher, video entry phone, alarm, cellar, camera system. Garage parking can be arranged nearby at an additional fee. Service charges and utilities are billed separately.



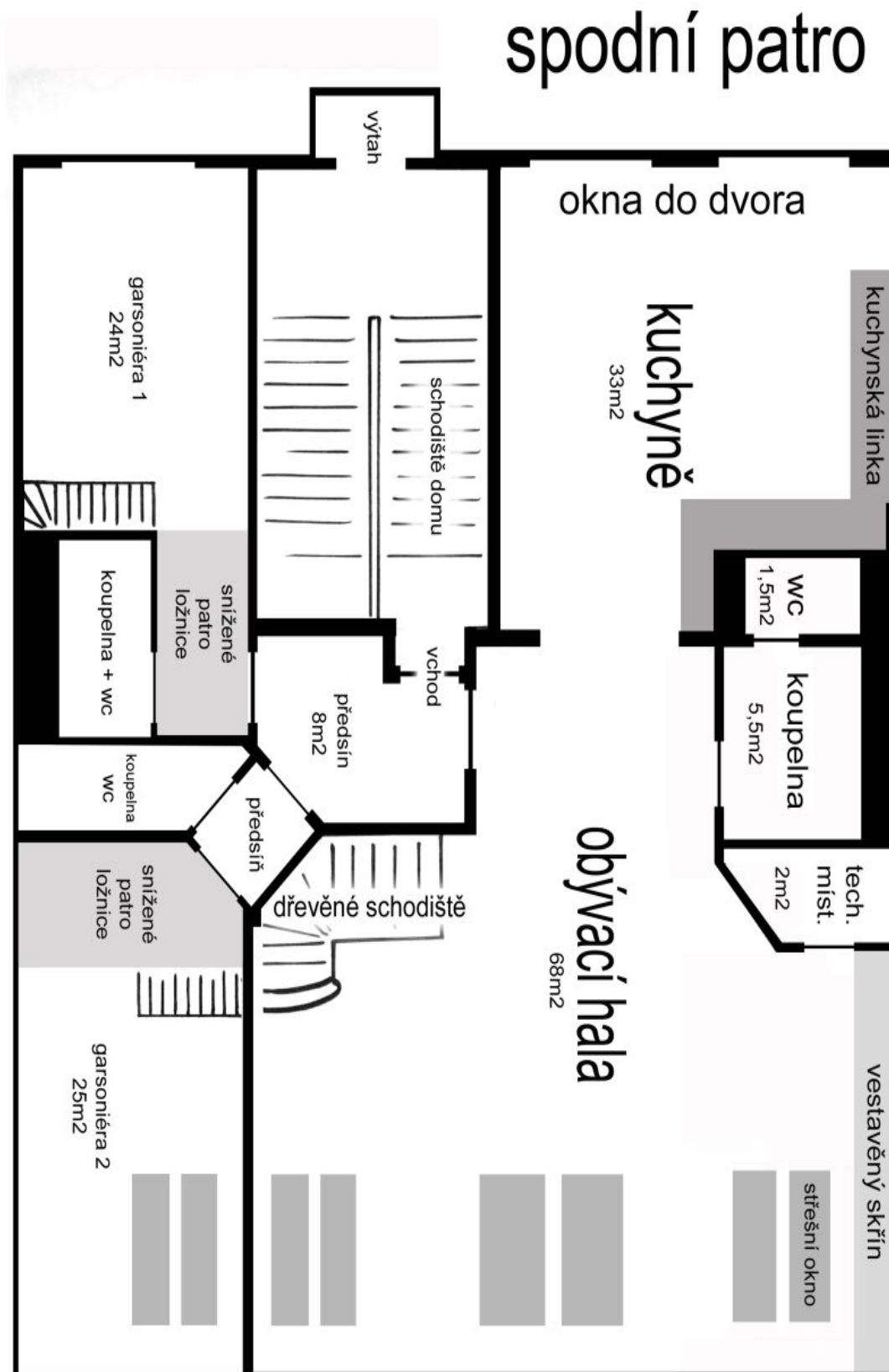
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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