



88 m<sup>2</sup> U nádražní lávky, Praha 8 - Karlín Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6445</b>	Price	<b>Leased</b>
Address	<b>U nádražní lávky, Praha 8 - Karlín</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>88 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>88 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Date to move in	<b>21. 4. 2023</b>		

## About real estate

We offer for long-term rent a nice and completely renovated apartment of 3+kt, 88 sqm in 3. NP of a brick house. The layout includes a very spacious entrance hall, living room with kitchenette, two bedrooms and a bathroom with toilet.

The apartment is equipped with a kitchen including all necessary appliances - ceramic hob + electric oven, dishwasher, fridge with freezer. Throughout the apartment there are beautiful oak parquet floors without thresholds, blinds in the windows and high ceilings give airiness and space to the whole apartment. The bathroom is also newly renovated - there is a toilet, shower, washing machine, dryer and a state of the art condensing boiler.

The common areas of the house are also renovated. Attractive part of Prague, Karlín, is perfectly accessible by car and public transport, thus it has become a very desirable location for living. There is great accessibility to the city center - one tram stop (five min. walk) to Florenc, (3 min. walk) to the Square of the Republic. The apartment is located opposite the famous Main Point Karlín office building, across the footbridge there is a cycle/pedestrian path leading along the Vltava river towards the centre or Troja. Karlín is famous for its amazing businesses - you will find countless cafes, bistros, restaurants and pubs. Karlín Square also hosts a farmers' market at the weekend.

Available now.