



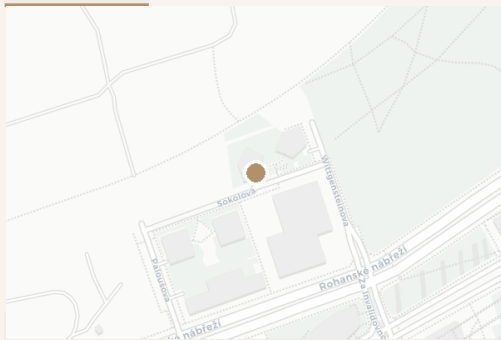
Property details

Usable area	58 m ²
Parking	Yes
Cellar	No
Floor of placement	5. NP
Building condition	New building
Furnished	Yes
Ownership	Personal
PENB	B - Very economical
Category	Rent – Apartments – 2+kk
Housing costs	5400 Kč
Available from	12. 8. 2024
ID	01178

Contact

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Location



Description

I am pleased to offer you a rental of a new and never-before-occupied fully furnished 2+kk apartment with an area of 58 m², featuring a balcony, storage room, and two parking spaces in the Rohan City project in the prestigious Prague district of Karlín. The apartment is located on the 5th floor.

The apartment is fully equipped and consists of an entrance hall with access to other rooms, i.e., a bedroom, a living room with a kitchen, and a bathroom.

The living room is connected to the kitchen, which is fully equipped (including a dishwasher, oven, hob, extractor, fridge with freezer). The kitchen is L-shaped. A dining table with chairs is available. The living room also features a chest of drawers, a sofa, an armchair, a TV stand, a TV, and many pleasant decorations. The room is equipped with decorative curtains and outdoor blinds. The bedroom is furnished with a double bed with bedside tables, a built-in wardrobe, and a desk. From the living room, there is access to the balcony, which offers a view of the surroundings.

The bathroom is equipped with a sink, mirror, and a washer-dryer. The toilet is part of the bathroom.

As mentioned, the apartment includes a storage room.

Parking spaces are available for an additional fee, with two spaces available (2,000 CZK / month for each space).

Monthly fees: 5,400 CZK (including household and liability insurance).

Electricity is transferred to the tenant. The estimated monthly advance payments are about 1,300 - 1,500 CZK / month. We will take care of the transfer completely. Electricity is supplied by Innogy.

Refundable deposit: 50,000 CZK.

Real estate agency commission: equivalent to one month's rent + 21% VAT.

The Karlín district of Prague offers full civic amenities and excellent transport accessibility. You are literally surrounded by establishments with excellent food and drinks, shopping options not only in the form of grocery stores; this district is also significant for its modern buildings by foreign architects, with luxury office buildings. History and nature lovers will also enjoy it here. The nearby squares with mature greenery, such as Karlín Square or Lyčkovo Square, exude the atmosphere of historical Karlín.

The apartment is ready and looking forward to its first residents. Available immediately.

Highly recommended.

If you need any more adjustments, feel free to let me know!