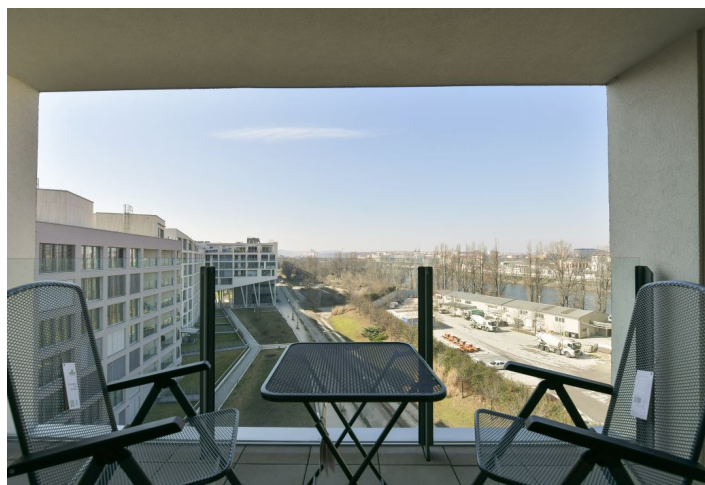
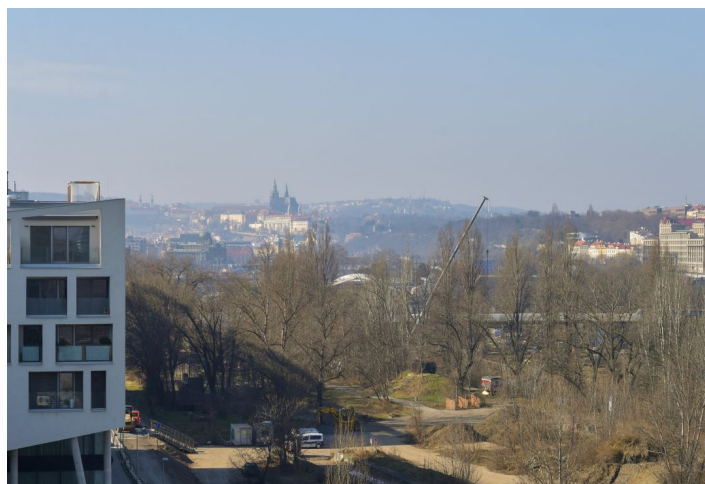




## Apartment One-bedroom (2+kk)

Rented

60.8 m<sup>2</sup>, Praha 8, Karlín, Breitfeldova





## Apartment One-bedroom (2+kk)

Rented

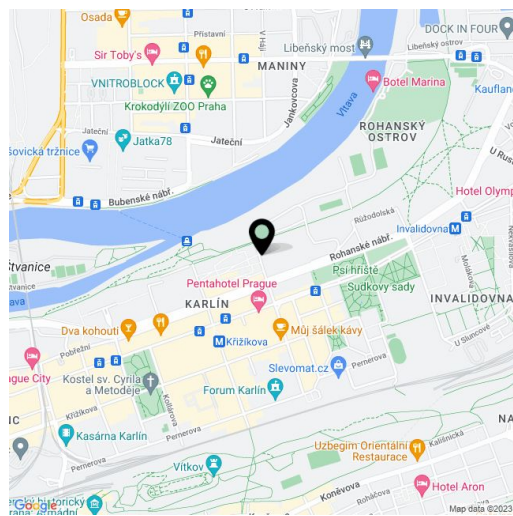
60.8 m<sup>2</sup>, Praha 8, Karlín, Breitfeldova

|                  |                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------|
| Total area       | 66 m <sup>2</sup>                                                                                                         |
| Floor area*      | 61 m <sup>2</sup>                                                                                                         |
| Loggia           | 6 m <sup>2</sup>                                                                                                          |
| Parking          | Garage parking.                                                                                                           |
| Garage           | Yes                                                                                                                       |
| Cellar           | Yes                                                                                                                       |
| Service price    | Monthly deposit for service charges, water, heating, and garage maintenance: CZK 4,800. Electricity is billed separately. |
| PENB             | B                                                                                                                         |
| Reference number | 101208                                                                                                                    |
| Available from   | Immediately                                                                                                               |

This brand new unfurnished corner apartment with an enclosed balcony and views of the Prague Castle, the city, and the green Vltava riverbank is on the 6th floor of the recently constructed energy-efficient Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace on the 7th floor. Located on the Vltava riverbank on Rohanský Island, in a sought-after dynamic neighborhood on the border of Prague 1 and Prague 8, 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 a jogging path is steps from the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a spacious fully fitted open plan kitchen and an **enclosed balcony**, a bedroom with a built-in wardrobe, a bathroom with a bathtub and a shower screen, a separate toilet, a laundry room, and an entrance hall with a built-in wardrobe.

**Hardwood parquet floors**, tiles, security entry door, large triple-glazed French windows, central heating, dimmer light switches and color changing light fixtures, dishwasher, induction cooktop, microwave oven, Wi-Fi video intercom, garden furniture in the enclosed balcony, 4.4 m<sup>2</sup> **cellar**, pram storage and bike wash station in the building. A **garage parking** space is included.



\* 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.