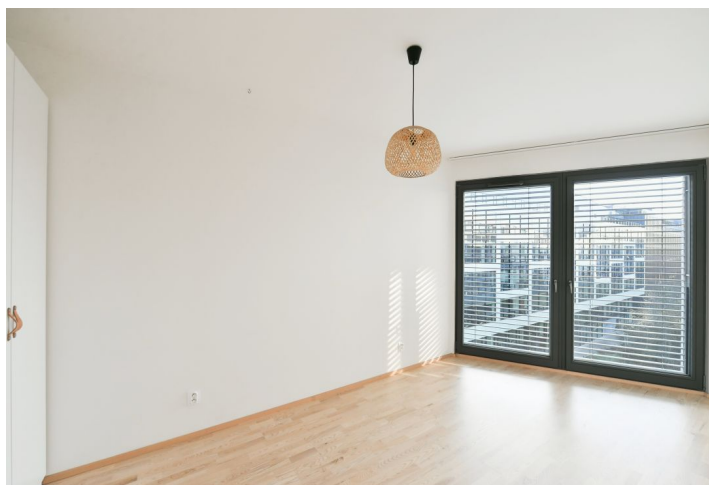




## Apartment One-bedroom (2+kk)

Rented

48.9 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova





## Apartment One-bedroom (2+kk)

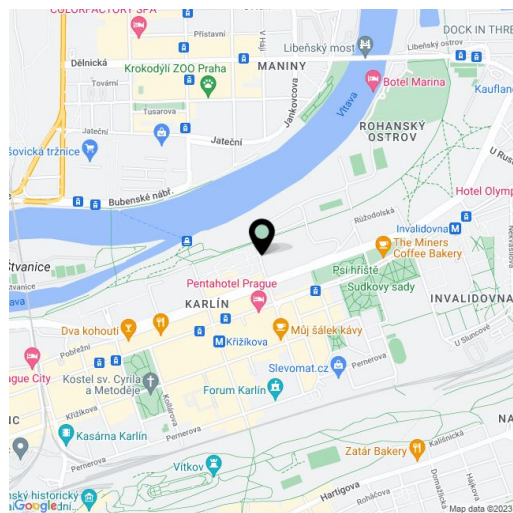
**Rented**48.9 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova

Total area	54 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	103401
Available from	Immediately

Benefiting from an enclosed balcony, this partly furnished apartment is on the 5th floor of the recently built Port Karolina residential project with underground parking, a reception, and a shared terrace. Located right on the Vltava riverbank on Rohanský Island, on the border of 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 only a few blocks away. A bike and a jogging path are mere steps away from the building, and a fitness/relaxation center and golf course are nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony** facing the courtyard, a bedroom with a large wardrobe, a bathroom with a bathtub and a toilet, a storage/utility room, and an entrance hall with a wardrobe. Tenants can use a **shared terrace** on the 7th floor of the building.

**Hardwood floors**, tiles, automatic exterior blinds in the bedroom, central heating, washer/dryer, dishwasher, induction cooktop, folding sofa, garden furniture in the enclosed balcony. A **garage parking** space is available at CZK 3,000/month.



\* 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.