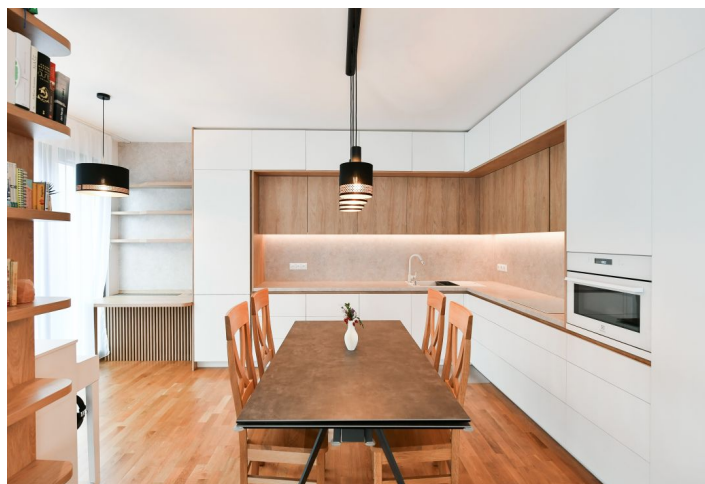




## Apartment Three-bedroom (4+kk)

Rented

120 m<sup>2</sup>, Praha 8, Karlín, U Mlýnského kanálu





## Apartment Three-bedroom (4+kk)

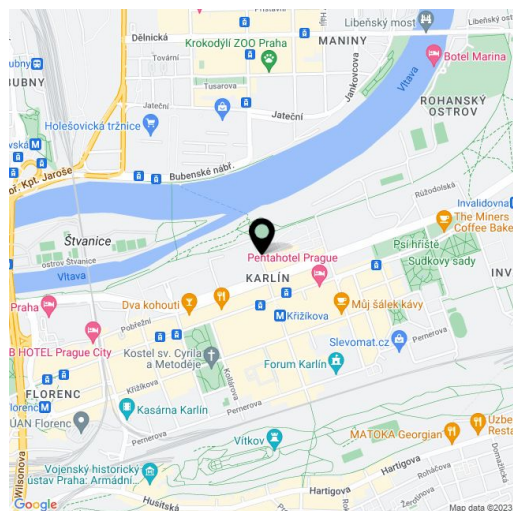
**Rented**120 m<sup>2</sup>, Praha 8, Karlín, U Mlýnského kanálu

Total area	128 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and Internet: CZK 7,400. Electricity is billed separately.
PENB	B
Reference number	103480
Available from	Immediately

**Benefiting from an enclosed balcony and an infrared sauna, this bright fully furnished apartment is on the 4th floor of the recently constructed Karolina Port residential project with underground parking and a reception. Located right on the Vltava riverbank on Rohanský Island, on the border between 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 just a few blocks away. A bike and jogging path is only steps from the building, and a fitness/relaxation center and a golf course are nearby.**

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and an **infrared sauna**, a children's bedroom, a study/guest bedroom, a family bathroom (bathtub with a shower screen), a separate toilet, a utility room, and an entrance hall with built-in wardrobes. There is a **shared rooftop terrace** in the building accessible to tenants.

**Hardwood floors**, tiles, plenty of custom-made built-in storage, automatic exterior blinds, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, **cellar**. **Two garage parking spaces** are 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.