



## Apartment Four-bedroom (5+kk)

Rented

179.2 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu





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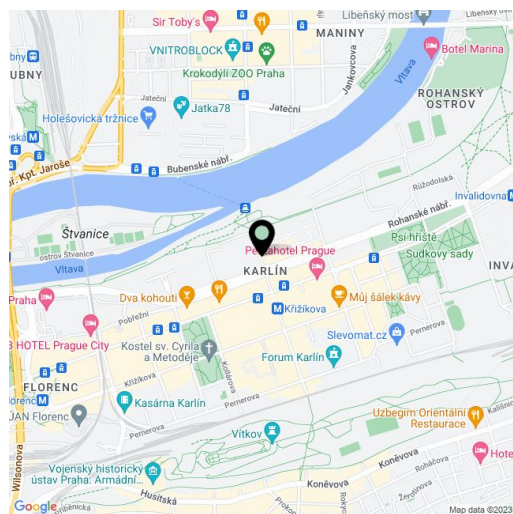
**Rented**179.2 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu

Total area	257 m <sup>2</sup>
Floor area*	179 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Terrace	63 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, and heating CZK 13,777. Electricity - transferred to the tenant.
PENB	B
Reference number	26104
Available from	01.09.2025

**Benefiting from an added advantage of a huge terrace with views of the Vltava River, a balcony, and direct access from the elevator, this immaculate 4-bedroom 3-bathroom apartment is situated on the 8th top floor of the Trinity Residence project with security and underground garage parking. Located right on the Vltava riverbank on Rohanský Island, on the Prague 1 - Prague 8 border, in one of the most dynamically developing Prague districts. Full amenities within easy reach, quick access to the city center (the Křižíkova metro station and trams are just a few blocks away). Bike and jogging path next to the building; fitness/relaxation center and golf course nearby.**

The interior features a comfortable living room with a **fireplace**, dining area, and fully fitted open plan kitchen, four separate bedrooms, three bathrooms (two en-suite with a walk-in shower plus a family bathroom with a bathtub), a guest toilet, a walk-in closet, a utility room, and an entry hall. The **balcony** is accessible from the living room and one of the bedrooms, and the **terrace** is accessed from another bedroom.

High-standard materials and finishes (**oak, travertine, stone, granite**), **air-conditioning**, floor-to-ceiling windows, hardwood floors, tiles, high-standard equipment in the bathrooms and kitchen, security entry door, automatic outdoor blinds, central heating, induction cooktop, American type fridge, dishwasher, alarm, video entry phone, cellar, camera system, chip card entry. One garage parking space included, one more available at CZK 2,500/month. Can be furnished at a higher rent.



\* 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.



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Rented

19:00

901

95%

**REZIDENCE Trinity**  
ÚŽASNÝ DOMOV I SKVĚLÁ INVESTICE

**Byt 901**

Dispozice 4+1

Podlaží v objektu

Pohled zepředu (do ulice)

Podlaží v objektu

Pohled zepředu (do ulice)

Umístění bytu na podlaží objektu

**Plošné vymezení**

9.01.1	Předstř. chodba	28,41 m <sup>2</sup>
9.01.2	Obývací prostor	42,13 m <sup>2</sup>
9.01.3	Ložnice	24,85 m <sup>2</sup>
9.01.4	Pokoje	13,78 m <sup>2</sup>
9.01.5	Pokoje	12,10 m <sup>2</sup>
9.01.6	Kuchyň	13,36 m <sup>2</sup>
9.01.7	WC	4,39 m <sup>2</sup>
9.01.8	Koupelna+WC	7,15 m <sup>2</sup>
9.01.9	WC	2,57 m <sup>2</sup>
9.01.10	Ložnice	15,80 m <sup>2</sup>
9.01.11	Komora	2,37 m <sup>2</sup>
9.01.12	Sahna	6,55 m <sup>2</sup>
9.01.13	Sahna	4,04 m <sup>2</sup>
9.01.14	Spíž	1,89 m <sup>2</sup>
<b>Celková plocha bytu</b>		<b>179,2 m<sup>2</sup></b>
9.01.15	Ložnice	15,0 m <sup>2</sup>
9.01.16	Terasa	63,0 m <sup>2</sup>

Prislušenství bytu - sklepní kóje, garážové stání

**Stavba**

Stavba: M  
MORAVSKÁ STAVBYNÍ - INVEST. a.s.  
POŘÍZENÍ 12, 188 53 PRAMA 8 - KVLB, H  
Zahradní ulice  
+420 601 301 301

Návrh, popis a plošné vymezení jsou orientací a developer si vyhrazuje právo na jednostranné změny. Zobrazení vlnění rážíchlem, vlnitá čára stříhání, kury/vlnitá čára vlnění, šrafovaná plocha součástí dobový bytu. Tato vlnitá čára je pouze grafickým zobrazením materiálu zařízení bytu.

Měřítko 1 : 250