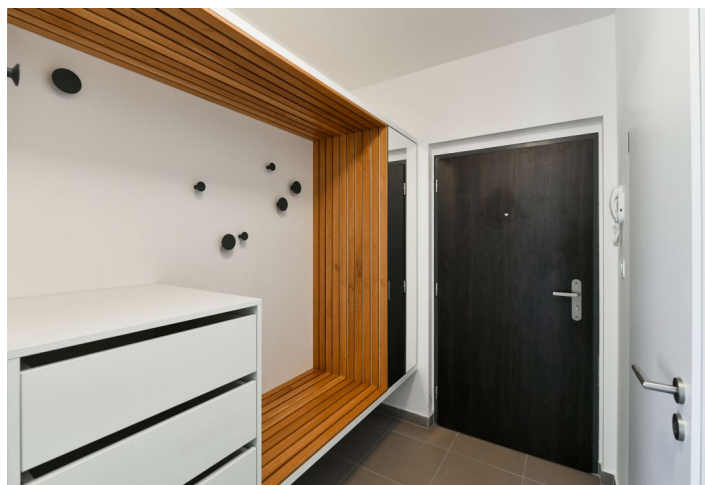




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

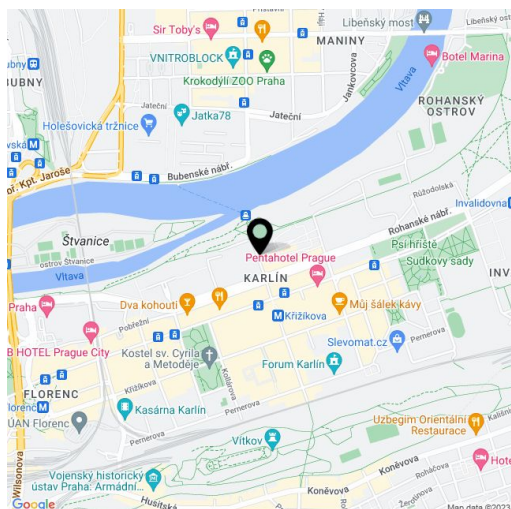
46 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu

Total area	51 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
Service price	Deposit for service charges, water, and heating bills CZK 4,000/month. Electricity is billed separately.
PENB	B
Reference number	31943
Available from	Immediately

This apartment with an enclosed balcony is on the 1st floor of the Karolina Port residential project with underground parking. 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 just a few blocks away. A bike and jogging path is steps 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, dining area, and **enclosed balcony**, one bedroom, a bathroom with a bathtub and toilet, a **walk-in closet** with a utility area, and an entrance hall. There is a shared **roof terrace** in the building available for the tenants.

Green views, laminate floors, large-format tiles, French windows, blinds, security entry door, dishwasher, microwave oven, **cellar**, chip entry to the building, bike storage. One **garage parking** space 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.



# Apartment One-bedroom (2+kk)

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

Rented

Port Karolína  
BA4 2 214  
užitná plocha celkem  
plocha lodžie

1 + KK / 2.NP  
46,1 m<sup>2</sup>  
4,7 m<sup>2</sup>



Skanska Home Center GSM: 737 900 000 e-mail: info@skanskareality.cz www.skanska.cz/realty  
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2.NP

