



## Apartment Two-bedroom (3+kk)

Rented

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





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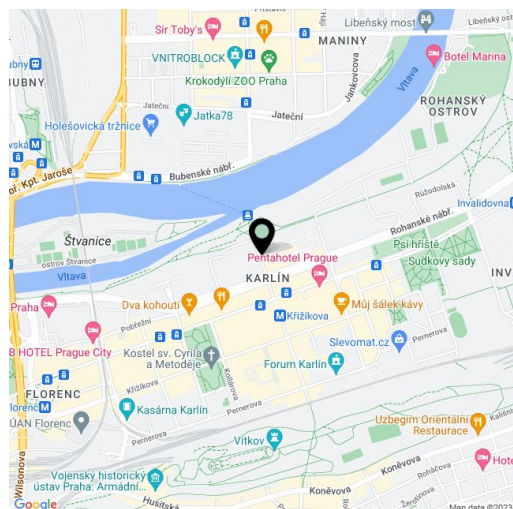
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Total area	85 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32671
Available from	Immediately

This brand new 2-bedroom apartment with a balcony is on the second floor of the newly constructed Port Karolina residential project with underground parking. 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 centre 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 centre and golf course are nearby.

The interior features a living room with a fully fitted open plan Gorenje kitchen, a dining area and a **balcony**, 2 bedrooms, a bathroom with a bathtub and two wash-basins, a separate toilet, a utility room, and an entrance hall. There is a **shared roof terrace** in the building available for the tenants.

Laminated floors, large format tiles, French windows, security entry door, washing machine, dishwasher, **cellar**, chip entry to the building. **One garage parking space** is included. Service charges, water and heating bills: approx. CZK 4900 per month. Electricity is billed separately.



\* 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.