



## Apartment Two-bedroom (3+kk)

Rented

76 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





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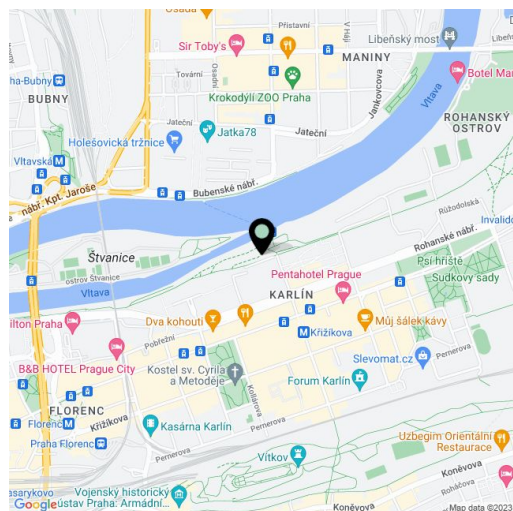
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Total area	86 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37047
Available from	Immediately

Boasting beautiful views of the river and a green park, this is a brand new 2-bedroom apartment with a 10 m<sup>2</sup> terrace on the fourth floor of the newly constructed Port Karolina residential project with underground parking and lots of greenery. Located right on the Vltava riverbank on Rohanský Island, in a sought after dynamic neighborhood on the border between Prague 1 and Prague 8, 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 and access to the **terrace**, two separate bedrooms overlooking the green courtyard, a bathroom including a bathtub with a shower screen, a separate toilet, a **walk-in closet**, and an entrance hall with built-in wardrobes and storage.

**Solid wood parquet floors**, tiles, built-in wardrobes in one bedroom, security entry door, French windows, automatic external blinds, central heating, dishwasher, induction cooktop, microwave oven, American type fridge, **cellar**, pram storage, bike storage with bike and dog wash. A **garage parking** space is included. Monthly deposit for service charges, water, heating CZK 4.000. 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.