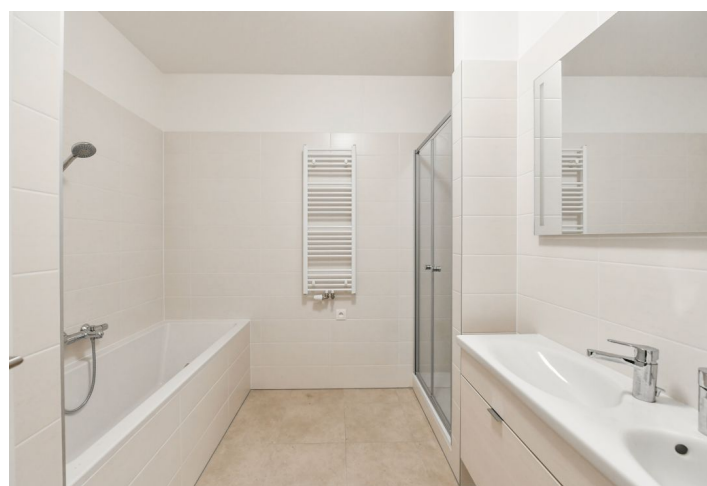
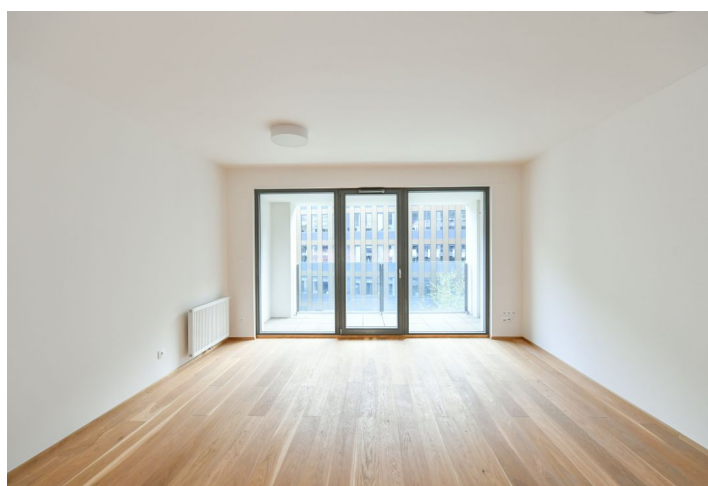
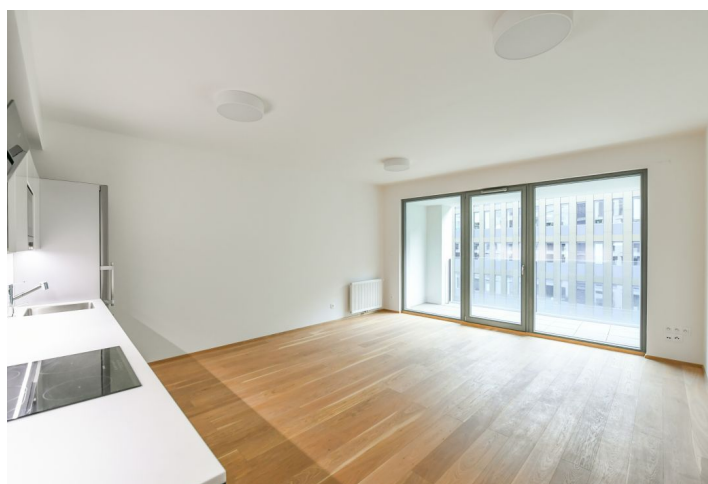




## Apartment Three-bedroom (4+kk)

Rented

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





## Apartment Three-bedroom (4+kk)

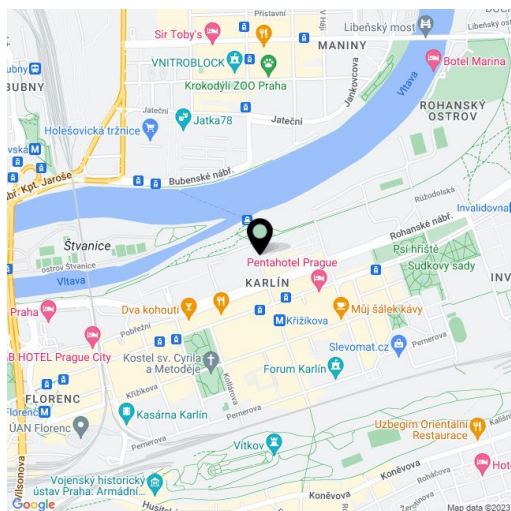
**Rented**91 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu

Total area	96 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38003
Available from	Immediately

This is a brand new 3-bedroom apartment with an enclosed balcony, on the third floor of the recently constructed Port Karolina residential project with lots of greenery. Located right on the Vltava riverbank on Rohanský Island, on the border between Prague 1 and Prague 8 in a sought after dynamic neighborhood, 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 comfortable living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, 3 separate bedrooms with large French windows, a bathroom including a bathtub and a walk-in shower, a separate toilet, a utility room, and an entrance hall with built-in wardrobes and storage. There is also a **shared terrace** with tables, chairs and more available for the tenants.

Green views, **hardwood floors**, tiles, security entry door, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, **cellar**, bike storage and bike wash, chip entry. A **garage parking** space is included. A second space is available at an additional fee. Deposit for service charges, water and heating: CZK 5,500 per month. Electricity will be transferred to the tenant.



\* 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.