



## Apartment Two-bedroom (3+kk)

Rented

108 m<sup>2</sup>, Praha 8, Karlín, Za Karlínským přístavem





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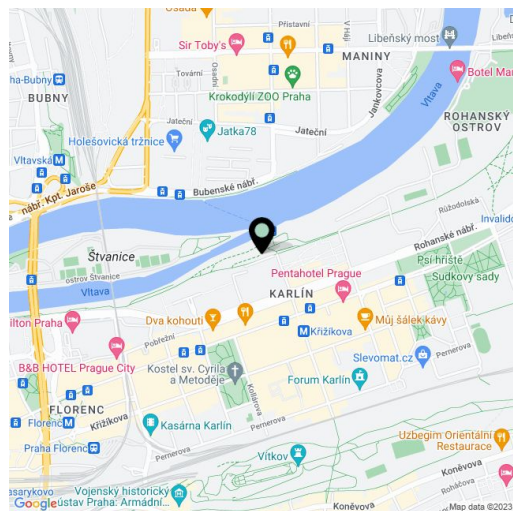
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Total area	108 m <sup>2</sup>
Garden	62 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38035
Available from	Immediately

This newly built 2-bedroom flat with a south-facing front garde and a garage parking on the ground floor of the Port Karolina residential complex in the popular Karlín neighborhood near the city center right next to the bike path on Rohansky Island and a few steps from the ferry connecting this district with Holešovice.

The apartment offers a living room with a fully equipped kitchen, 2 large bedrooms, a bathroom with a bathtub and 2 sinks, a separate toilet, an entrance hall, and a utility room with a connection for a washer and dryer. All rooms have **access to the garden** for the exclusive use of the apartment owner.

**Wooden floating floors, wooden windows**, exterior blinds, air conditioning in all rooms (with Wifi control), videophone controlled via the application in the mobile phone, Siemens appliances in the kitchen, security entrance door. Residents of the building can use the **community rooftop garden and reception services**, and a room with a shower for washing bicycles, prams, or showering dogs. Fixed common building charges CZK 3,700/month. Deposit for utilities CZK 2,200/month.



\* 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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