



Apartment Four-bedroom (5+kk)

Ask for price

352.8 m², Prague 8, Karlín, Rohanské nábřeží





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Total area	528 m ²
Floor area*	353 m ²
Terrace	176 m ²
Parking	5 parking spaces + an electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41073

The penthouse called Hope is the largest unit from the set of Rohan City Penthouses located on the top floors of the two Diamanty Karlín buildings, which will become a new landmark on Rohanský Island. The project from world-renowned architects Eva Jířičná and Petr Vágner will offer all possible comforts and be within easy reach of a golf club and many famous gourmet establishments. Completion is planned for Q4/2024.

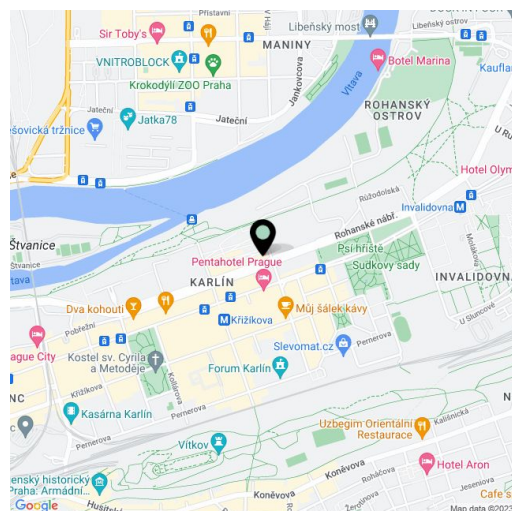
The interior, with an incredible area of over 350 sq. m., will be divided into a main living space with a **double-height ceiling** (5.9m) and a **glass wall** blurring the boundaries between the outside and the inside, as well as 4 bedrooms, 3 bathrooms, 2 separate toilets, and an entrance hall. On the **roof terrace** with a view of the **Vltava River**, in addition to a seating area, there will also be space for a **garden**.

The high-standard facilities will include **oak floors** (choice of shade), underfloor heating throughout the entire area of the apartment, a **monumental staircase**, aluminum windows with insulated glass, a **Loxone** intelligent home system to control lighting, **air-conditioning**, blinds, and recuperation, **Laufen** sanitary ware, interior doors with concealed hinges, entrance security fire doors, and a videophone. The atmosphere is enhanced by **first-class natural materials** such as wood and glass. The purchase price includes 5 **garage spaces**, a **cellar** and an **electric car charging station**. The building will be protected by a **central reception** and a camera system; residents can use a pram/bike room, an area for washing bikes or dogs, and a **shared garden** with soothing views of the flowing water.

This until recently unused part of Rohanský Island in the popular **Karlín** district is currently undergoing an incredible transformation into a modern residential area with extensive green areas and a **promenade along the Vltava River** for pedestrians, runners, and cyclists. From Rohan City, it will be a short distance to Karlín's popular bistros, restaurants, and cafes; the **new footbridge** will make it easy to walk to another trendy district—Holešovice—and the center of Prague is just beyond the nearby **Negrelli Viaduct**.

Floor area 352.8 m², terraces 175.5 m² (15.6 m² + 15.3 m² + 16 m² + roof terrace 128.6 m²)

For more information, please visit the project website www.rohancitypenthouses.cz.



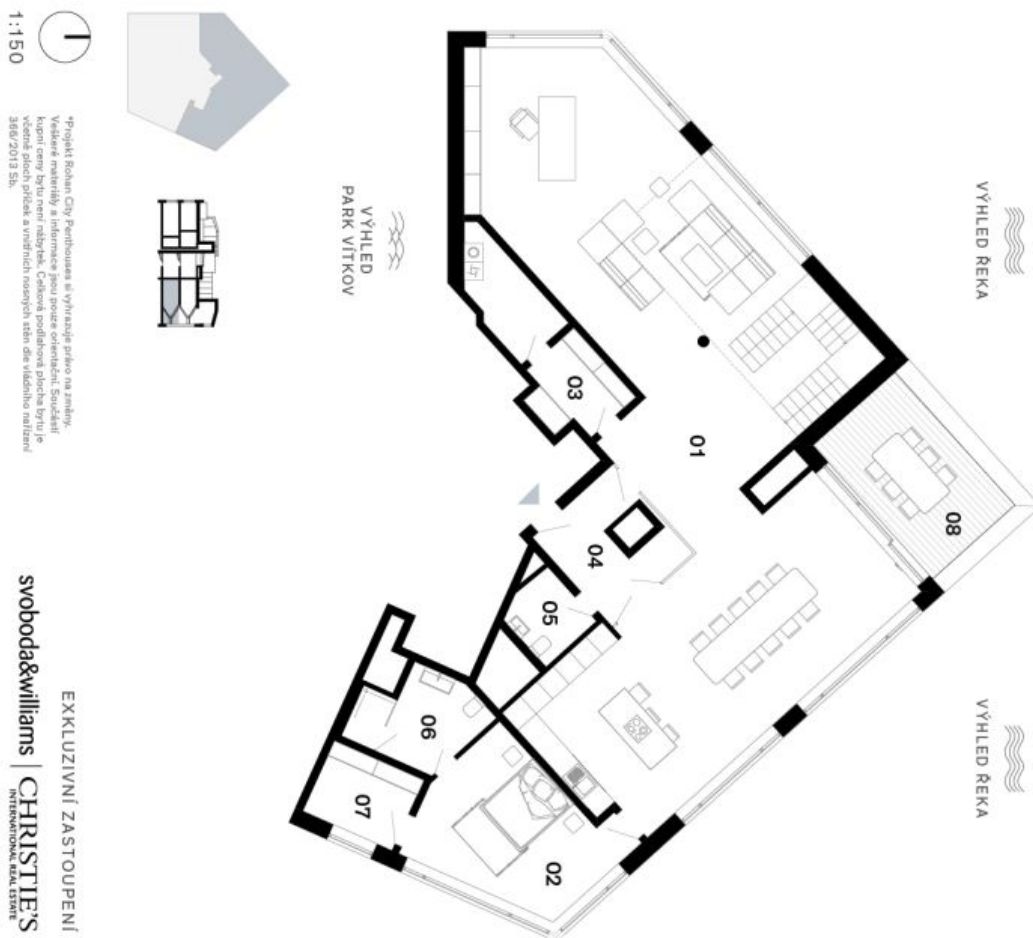
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1:150

*Projekt Rohan City Penthouses je vyhrazeno právo na změny. Všechny materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Celková podlahová plocha bytu je včetně ploch příček a vstřížných nosných stěn dle výšeho náčrtu 356/2013 Sb.

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EXKLUZIVNÍ ZASTOUPENÍ

Rohan City Penthouses

Penthouse Hope

MEZONET	5+kk
9. NP	BUDOVA B5
Celková plocha	528,30 m²
Podlahová plocha*	352,80 m²

01	Obytný prostor	126,93 m ²
02	Pokoj	18,20 m ²
03	Šatna	10,04 m ²
04	Vstupní hala	8,41 m ²
05	WC	3,70 m ²
06	Koupelna	5,37 m ²
07	Šatna	5,34 m ²

Užitná plocha		177,99 m²
08	Terasa	15,60 m ²

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 +420 257 328 281, +420 724 551 238
 info@rohancitypenthouses.cz
 rohancitypenthouses.cz

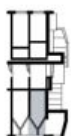


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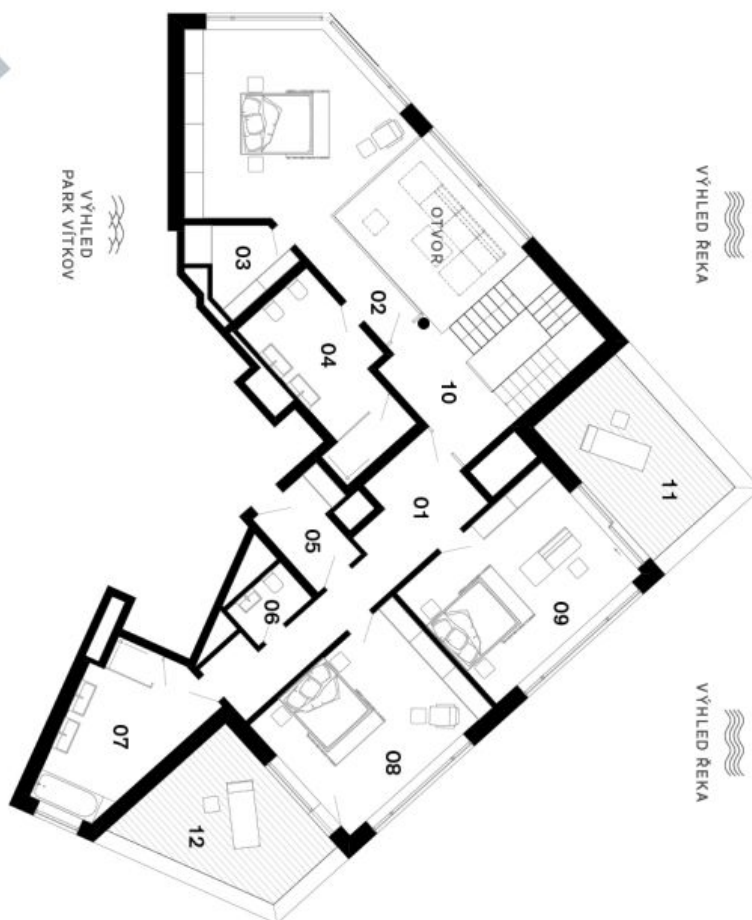
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*Projekt Rohan City Penthouses se vyznačuje unikátním návrhem, který umožňuje výhled na řeku a park Vítkov. Všechny materiály a informace jsou nové a orientované. Součástí kupní ceny jsou i nábytek. Celková podlahová plocha vřtu je včetně ploch příček a vnitřních nosných stěn do výšního nadzání 3562,2013 53.



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INTERNATIONAL REAL ESTATE

EXKLUZIVNÍ ZASTOUPENÍ

Rohan City Penthouses

Penthouse Hope

MEZONET 5+kk

10. NP BUDOVA B5

Celková plocha 528,30 m²
Podlahová plocha* 352,80 m²

01	Hala	15,47 m ²
02	Ložnice	31,36 m ²
03	Šatna	4,76 m ²
04	Koupelna	12,43 m ²
05	Technická místnost	4,96 m ²
06	WC	2,50 m ²
07	Koupelna	13,65 m ²
08	Pokoj	20,89 m ²
09	Pokoj	21,50 m ²
10	Podestla	6,90 m ²

Užitná plocha 134,42 m²

11	Terasa	15,30 m ²
12	Terasa	16,00 m ²

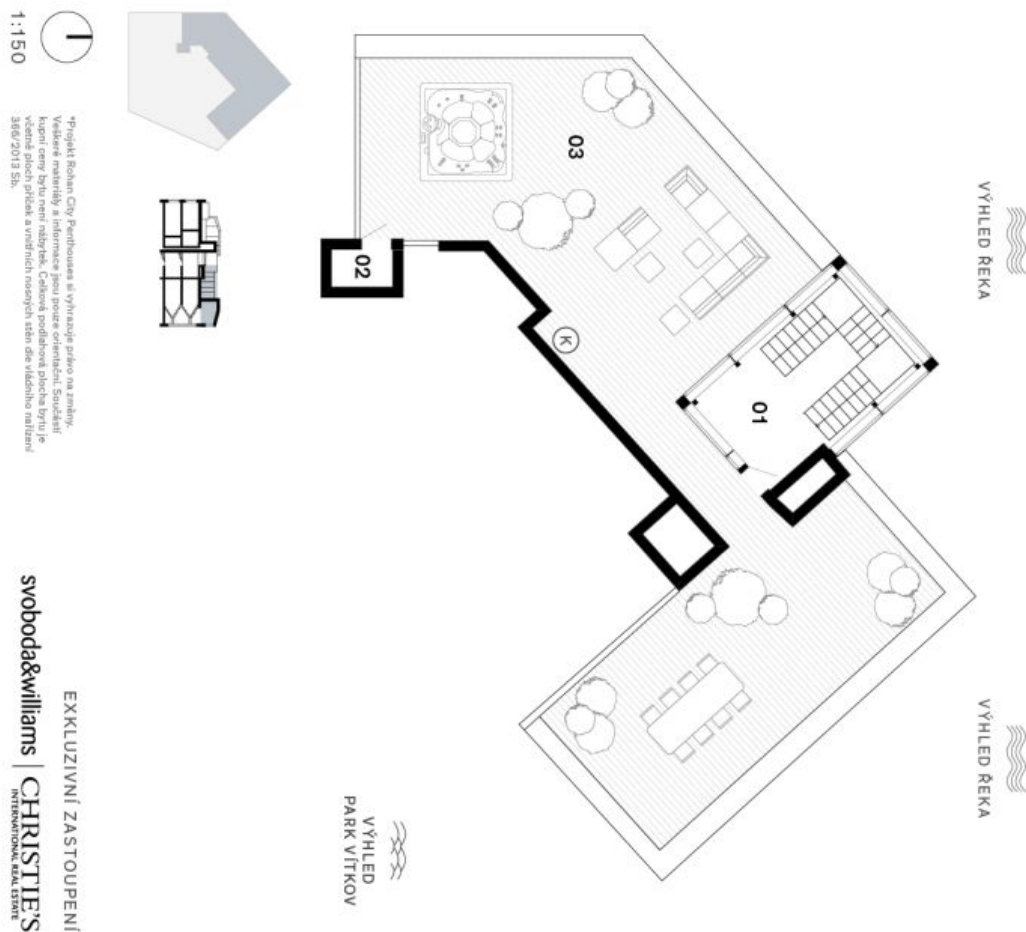
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Penthouse Hope

MEZONET	5+kk
STRÉCHA	BUDOVA B5
Celková plocha	528,30 m ²
Podlahová plocha*	352,80 m ²
01 Skybox 2	7,01 m ²
02 Úklid	1,77 m ²
Užitná plocha	8,78 m²
03 Terasa	128,60 m ²

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