



Apartment Four-bedroom (5+kk)

Ask for price

312.9 m², Prague 8, Karlín, Rohanské nábřeží





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Total area	445 m ²
Floor area*	313 m ²
Terrace	132 m ²
Parking	4 parking spaces and 1 electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41609

This spacious, air-conditioned Koh-i-Noor penthouse with a floor area of more than 300 sq. m. and 132 sq. m. of terraces provides direct views of the green Vítkov Hill. This premium unit is one of only five penthouses located at the very top of the Diamanty Karlín residential project. Two apartment buildings, designed by renowned architects Eva Jiříčná and Petr Vágner, will become a new landmark on Rohan Island. The penthouse will offer all possible comforts, and the location of the building is within walking distance of a golf club and many famous gourmet establishments. Completion is planned for Q4/2024.

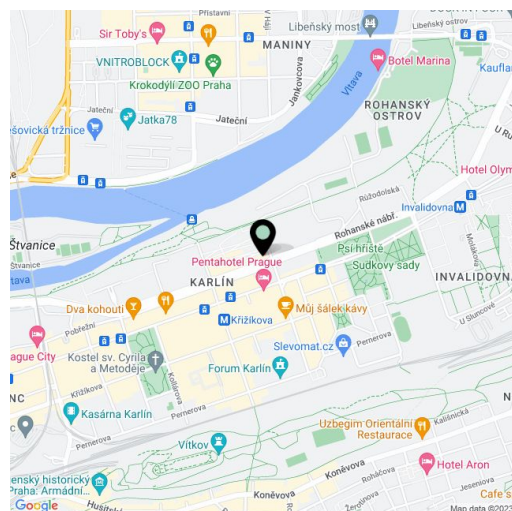
The main part of the day zone will be a light and airy living space with a double-height ceiling (5.9m) and a glass wall blurring the boundaries between the inside and outside. **Two terraces** are accessible from the living area. The quiet zone will consist of 4 bedrooms and 3 bathrooms, 2 separate toilets, and an entrance hall. In addition to the living area, the **roof terrace** will also have 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 **4 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 312.9 m², terraces 132.2 m² (13 m², 13 m² + roof terrace 46 and 60.4 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.



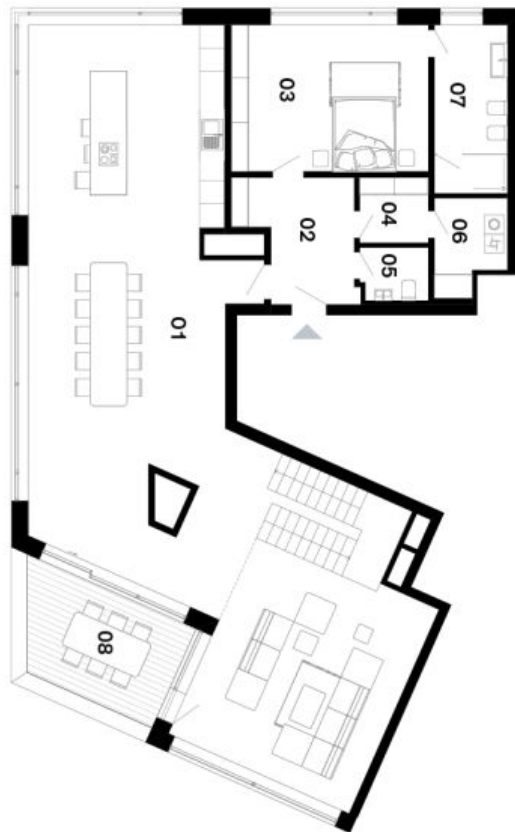
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*Projekt Rohan City Penthouses se vyznačuje přísnou kvalitou. Všechné materiály a informace jsou podle orientace. Součástí kupní ceny jsou i náklady. Celková podlahová plocha vřutí je včetně příloh a vnitřních nástropních stěn de vialního nádrží 312,9 m² ISB.



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EXKLUZIVNÍ ZASTOUPENÍ

Rohan City Penthouses

Penthouse Koh-i-Noor

MEZONET 5+kk

9. NP BUDOVA B5

Celková plocha 445,30 m²

Podlahová plocha* 312,90 m²

01	Obytný prostor	114,39 m ²
02	Vstupní hala	8,40 m ²
03	Pokoj	19,47 m ²
04	Šatna	3,05 m ²
05	WC	2,43 m ²
06	Technická místnost	4,27 m ²
07	Koupelna	8,53 m ²

Užitná plocha		160,54 m ²
08	Terasa	13,00 m ²

Na Perštýně 2, 110 00, Praha 1
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Penthouse Koh-i-Noor

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10. NP BUDOVA B5

Celková plocha 445,30 m²
Podlahová plocha* 312,90 m²

01	Hala	18,32 m ²
02	Chodba	3,88 m ²
03	Šatna	5,62 m ²
04	Koupelna	13,70 m ²
05	Pokoj	18,02 m ²
06	Koupelna	9,76 m ²
07	WC	2,12 m ²
08	Pokoj	17,85 m ²
09	Pokoj	15,81 m ²
10	Podestla	14,08 m ²

Užitná plocha 119,16 m²

11 Terrasa 13,00 m²

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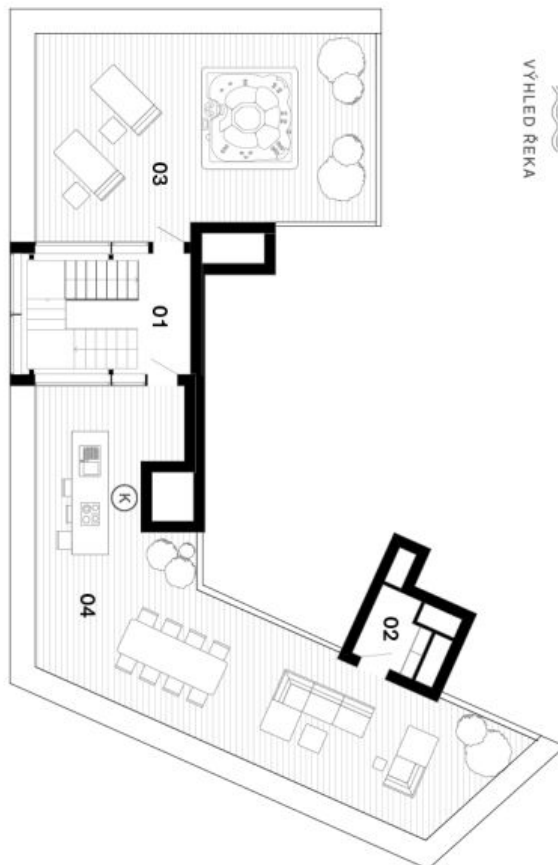
Ask for price



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*Projekt Rohan City Penthouses se vyznačuje svým nároky na materiály a informace jsou podle odborných soudců kupní ceny bytu velmi nízké. Celková podlahová plocha bytu je včetně plochy příček a vnitřních nosných stěn deklarována 312,9 m² ISB.



VÝHLED ŘEKA

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STRÉCHA BUDOVA B5

Celková plocha 445,30 m²

Podlahová plocha* 312,90 m²

01 Skybox 1 4,38 m²

02 Úklid 2,77 m²

Užitná plocha 7,15 m²

03 Terasa 46,00 m²

04 Terasa 60,40 m²

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