



## Apartment Two-bedroom (3+kk)

Rented

80 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova





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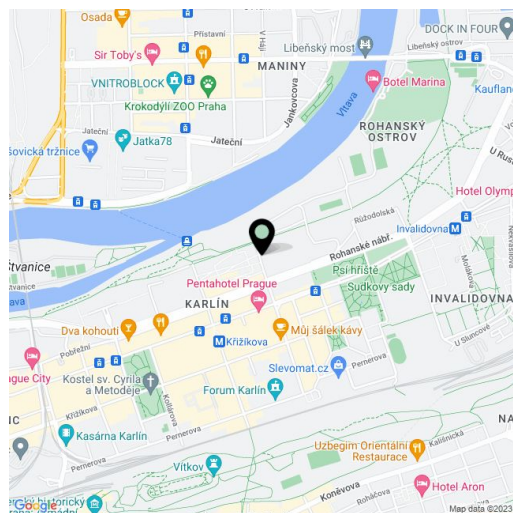
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Total area	84 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking space at CZK 3,000/month.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities approx. CZK 7,000. Electricity is billed separately.
PENB	B
Reference number	42897
Available from	Immediately

This bright apartment with an enclosed balcony with views of the surrounding greenery, the river, and Prague Castle is on the 6th floor of the newly constructed Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace on the 7th floor. Located on the Vltava riverbank on Rohanský Island, in a sought-after dynamic neighborhood on the border of 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 a jogging path is steps from the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, two bedrooms, a bathroom including a bathtub with a shower screen and a toilet, a utility/storage room, an additional separate toilet, and an entrance hall.

**Hardwood floors**, tiles, built-in wardrobes and storage space, automatic exterior blinds, central heating, custom-made kitchen with a Corian worktop, **cellar**. Faces west. A **garage parking** space available at CZK 3,000/month + maintenance charges.



\* 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.