



Apartment Two-bedroom (3+kk)

Rented

85.8 m², Prague 8, Karlín, Breitfeldova





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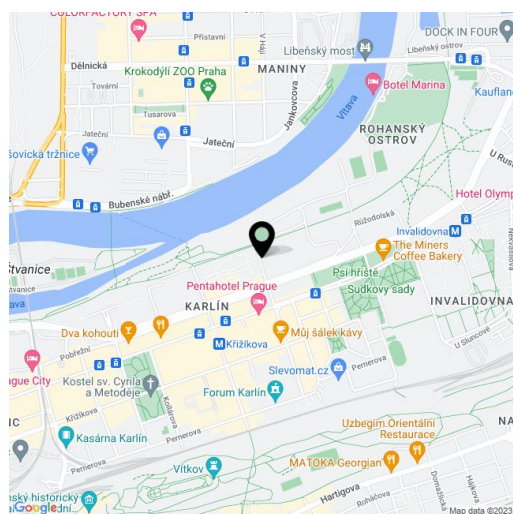
85.8 m², Prague 8, Karlín, Breitfeldova

Total area	91 m ²
Floor area*	86 m ²
Loggia	5 m ²
Parking	Garage parking available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, and heating CZK 7,500. Electricity is billed separately.
PENB	B
Reference number	43275
Available from	Immediately

Apartment with an enclosed balcony on the 4th 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 between 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, a separate toilet, and an entrance hall.

Hardwood floors, tiles, underfloor heating in the bathroom, automatic exterior blinds, central heating, Siemens kitchen appliances, dishwasher, induction cooktop, video entry phone, **cellar**. A **garage parking** space is available at CZK 3,000/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.