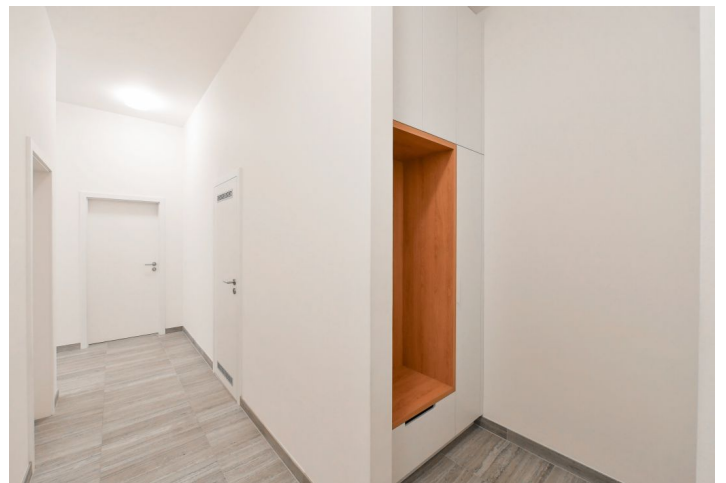




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

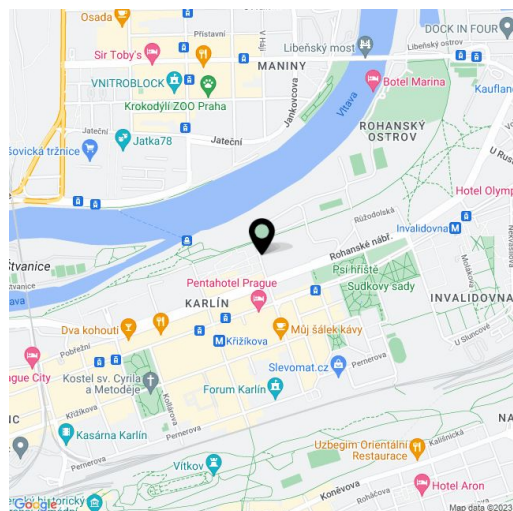
92.5 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova

Total area	99 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,000. Electricity is billed separately.
PENB	B
Reference number	43633
Available from	Immediately

This apartment with an enclosed balcony is on the 7th floor of the 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 Křižikova 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 airy interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony** facing east, two bedrooms, a bathroom with a bathtub, a separate toilet, a storage room, and an entrance hall with built-in wardrobes.

**Hardwood floors**, tiles, security entry door, high ceilings, automatic exterior blinds, central heating, Bosch kitchen appliances, stone kitchen counter, **cellar**. A **garage parking space** is included, a **second 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.