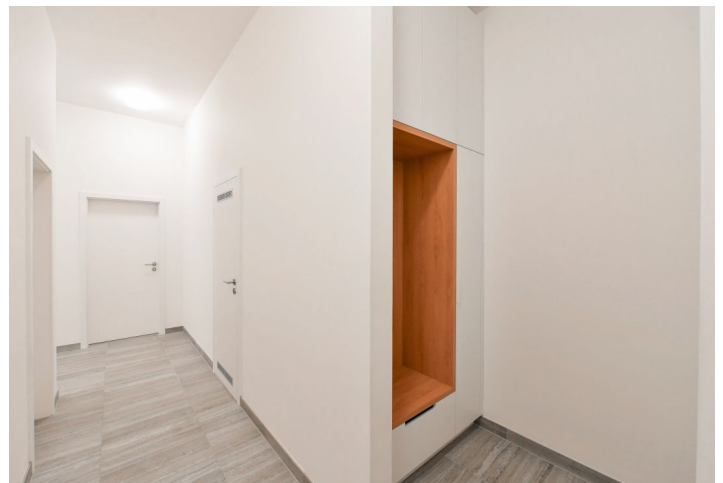




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

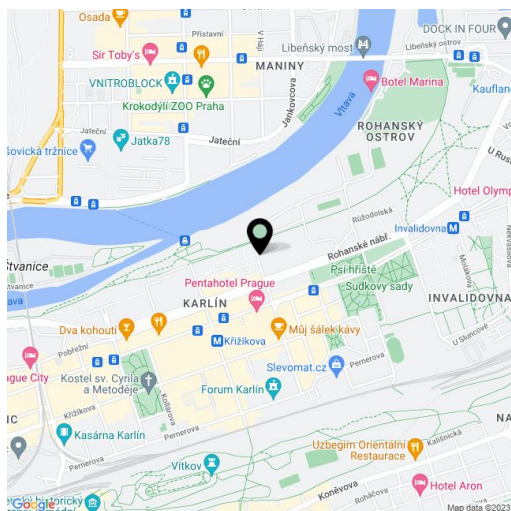
92.5 m<sup>2</sup>, Praha 8, Karlín, Breitfeldova

|                  |  |
|------------------|--|
| 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.