



## Apartment Two-bedroom (3+kk)

Rented

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





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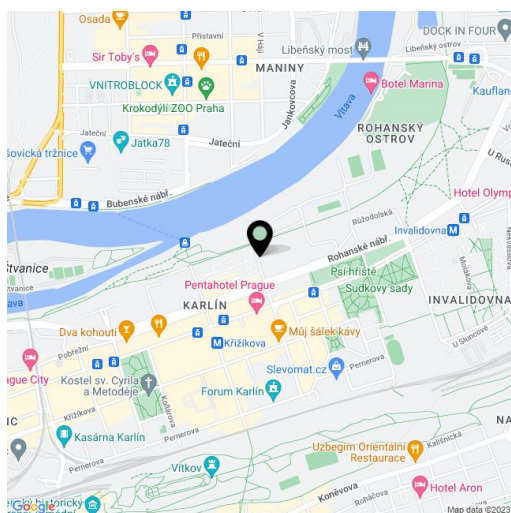
100.6 m<sup>2</sup>, Praha 8, Karlín, Breitfeldova

Total area	108 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43692
Available from	Immediately

This brand-new 2-bedroom apartment with an enclosed balcony is on the 10th floor of the newly constructed Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace with panoramic views 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 and a toilet, a **walk-in closet**, a separate toilet, and an entrance hall.

**Hardwood parquet floors**, tiles, central heating, Hanák kitchen, dishwasher, induction cooktop, microwave oven, **cellar**. A **garage parking** space is included. Monthly deposit for service charges, heating, water, garage, and cellar maintenance: CZK 5,500. Electricity is billed separately.



\* 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.