



## Apartment One-bedroom (2+kk)

Rented

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





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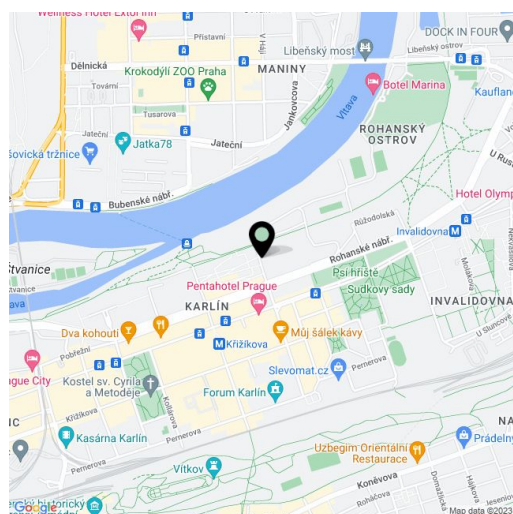
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Total area	76 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges, water, and heating CZK 8,000/month. Electricity - transfer to the tenant.
PENB	B
Reference number	43833
Available from	Immediately

This brand new fully furnished 1-bedroom apartment with an enclosed balcony is 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 near by.

The apartment offers a living room with a fully fitted open plan kitchen, a dining area and access to the enclosed balcony overlooking the green Vltava embankment, a bedroom with built-in wardrobes, a bathroom with a bathtub, a separate toilet, a utility / laundry room, and an entrance hall.

Wooden floating floors, tiles, security entry door, washing machine, dryer, dishwasher, induction cooktop, microwave oven, cellar. A garage parking space with an electric car charging station is included.



\* 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.