

## Apartment Two-bedroom (3+kk)

Rented

81 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu



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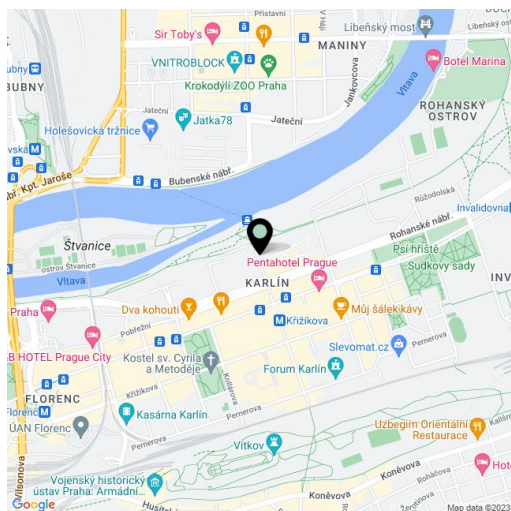
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Total area	87 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	2 garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	36901
Available from	Immediately

Design furnished 2-bedroom flat with an enclosed balcony on the 7th floor of the newly constructed Port Karolina residential project with underground parking and lots of greenery. Located right on the Vltava riverbank on Rohanský Island, on the border between Prague 1 and Prague 8 in a sought after dynamic neighborhood, 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 jogging path is steps from the building, and a fitness / relaxation center and golf course are nearby.

The apartment features a living room with a fully fitted open plan kitchen equipped with built-in appliances and access to the **enclosed balcony**, two separate bedrooms with built-in wardrobes and French windows (one furnished as a study), a bathroom including a bathtub and two sinks, a separate toilet, a **walk-in closet**, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, built-in wardrobes, Villeroy & Boch sanitary, security entry door, automatic external blinds, central heating, dishwasher, induction cooktop, microwave oven, **cellar**. **Two garage parking spaces** are included. Deposit for common building charges, water and heating CZK 4,000/month. Electricity is billed separately. Available from September 2021.



\* 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.

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