

## Apartment Two-bedroom (3+kk)

Rented

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



## Apartment Two-bedroom (3+kk)

Rented

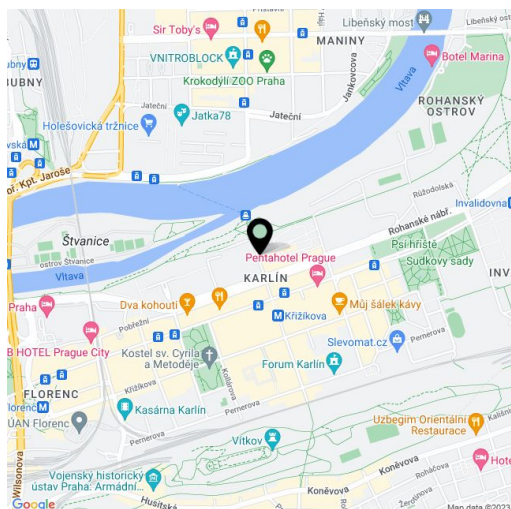
78.4 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu

Total area	84 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40200
Available from	Immediately

**Air-conditioned partly furnished 2-bedroom flat with a loggia on the fourth floor of the recently constructed Port Karolina residential project with 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 Křížkova 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 interior features a living room with a fully fitted open plan kitchen and access to a **loggia**, two bedrooms with built-in wardrobes, a bathroom including a bathtub and a double sink, separated toilet, a utility room with washer and dryer, and an entrance hall.

**Air-condition**, vinyl and tiled floors, built-in wardrobes, security entry door, recuperation, central heating, induction hob, dishwasher, oven combined with microwave, TV, a **cellar**. One **garage parking space** is included in the rent. Monthly deposit for common building charges, water and heating CZK 4,500. Electricity will be transferred to the tenant's name. Available from November 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.

## Apartment Two-bedroom (3+kk)

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

Rented

Port Karolína  
užitná plocha celkem  
plocha lodžie

78,4 m<sup>2</sup>  
5,3 m<sup>2</sup>

