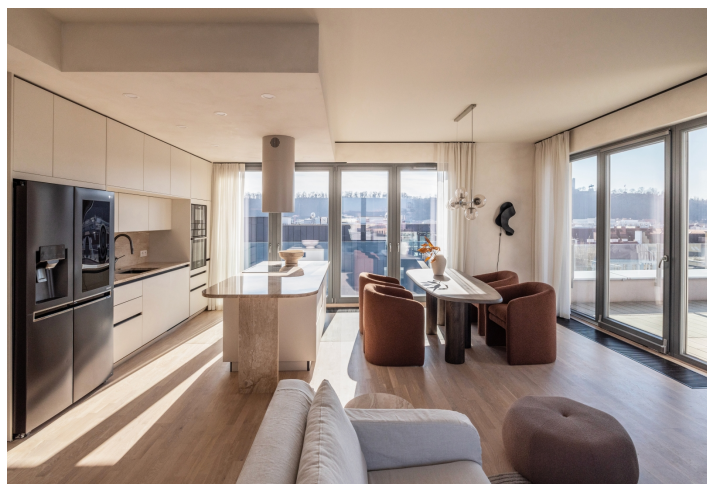




Apartment Three-bedroom (4+kk)

Rented

128 m², Prague 8, Karlín, U Mlýnského kanálu



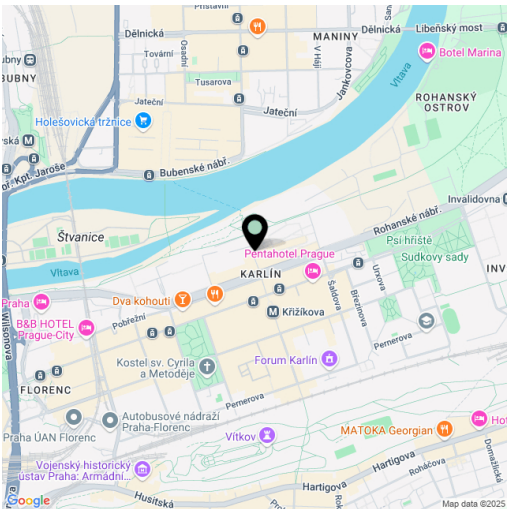


Apartment Three-bedroom (4+kk)

Rented

128 m², Prague 8, Karlín, U Mlýnského kanálu

Total area	237 m²
Floor area*	128 m²
Terrace	109 m²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 8,500. Electricity is billed separately.
PENB	B
Reference number	108097
Available from	Immediately



Boasting a 109 m² terrace and far-reaching views including Vítkov Hill, this high-standard, newly refurbished, semi-furnished air-conditioned 2-bathroom apartment is on the 9th topmost floor of the recently constructed Karolina Port residential project with a reception and underground parking. Located right on the Vltava riverbank on Rohanský Island, on the border between Prague 1 and Prague 8, in the highly sought-after neighborhood of Karlín, 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 only a few steps from the building, and a fitness/relaxation center and golf course are nearby.

The apartment features a living room with a **fireplace** and fully fitted open plan kitchen, a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), two bedrooms, a family bathroom (bathtub), a separate toilet, a **walk-in closet** with utility area, and an entrance hall with a built-in wardrobe and storage space. The **terrace** is accessible from the living room and the family bathroom.

Air-conditioning, hardwood floors, screed floors, security entry door, automatic exterior blinds, central heating, underfloor heating in the bathrooms and toilet, electric **fireplace**, **Miele** washer and dryer, dishwasher, American type fridge with an ice maker, induction stove top, microwave oven, TV, **cellar**, 3.3 m² storage space on the terrace, chip entry to the building, bike storage and bike wash. A **garage parking** space 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.