



Apartment Three-bedroom (4+kk)

Rented

128 m², Prague 8, Karlín, U Mlýnského kanálu



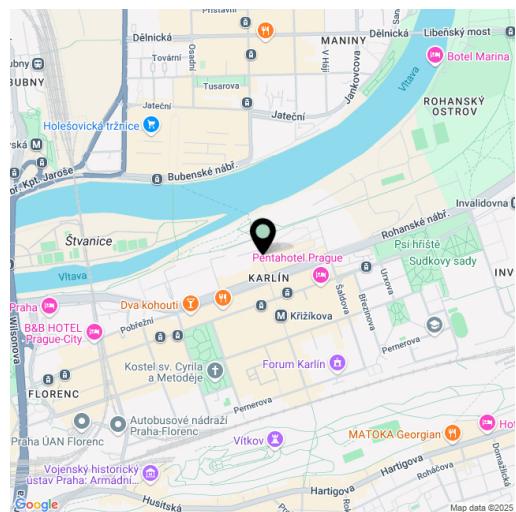


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Total area	237 m ²
Floor area*	128 m ²
Terrace	109 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 8,500. Electricity is billed separately.
PENB	B
Reference number	108097
Available from	Immediately



* 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.

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 Křížkova 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.