



## Apartment One-bedroom (2+kk)

Rented

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



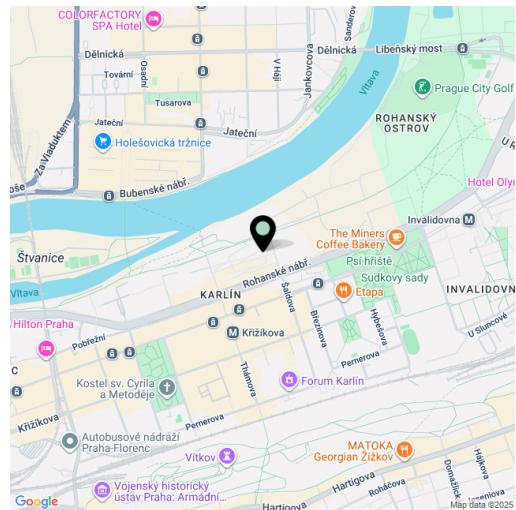


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Total area	65 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking
Cellar	-
Service price	Fixed fees for service charges, water, heating, electricity and the Internet: CZK 8,000/month.
PENB	B
Reference number	110725
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.

**Benefiting from an enclosed balcony, this partly furnished apartment is on the 5th floor of the Port Karolina residential project with underground parking, a reception, and a shared terrace. Located right on the Vltava riverbank on Rohanský Island, on the border of Prague 1 and Prague 8, in one of the most dynamic neighborhoods, with full amenities within easy reach and quick access to the city center by tram and from the Křížkova metro station, which is only a few blocks away. A bike and a jogging path are mere steps away from the building, and a fitness/relaxation center and golf course are nearby.**

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with a study corner and a French window, a bathroom (bathtub, toilet), and an entrance hall with a large built-in wardrobe.

**Hardwood floors**, tiles, automatic exterior blinds, central heating, underfloor heating in the bathroom, washer / dryer, dishwasher, induction stove top, microwave oven, TV. A **garage parking** space is included.