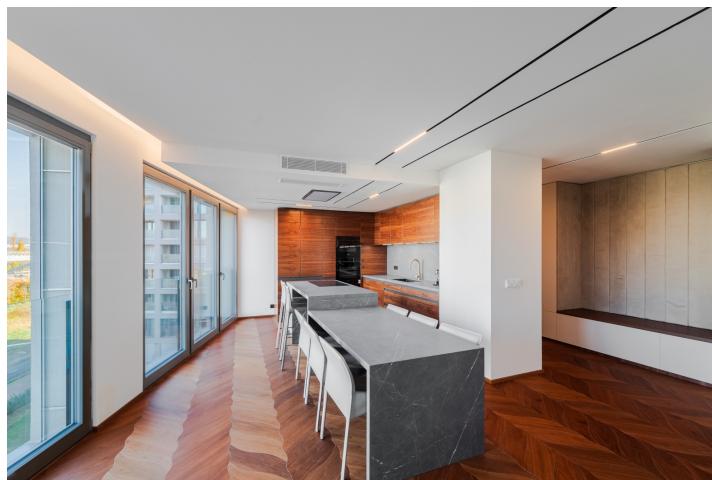
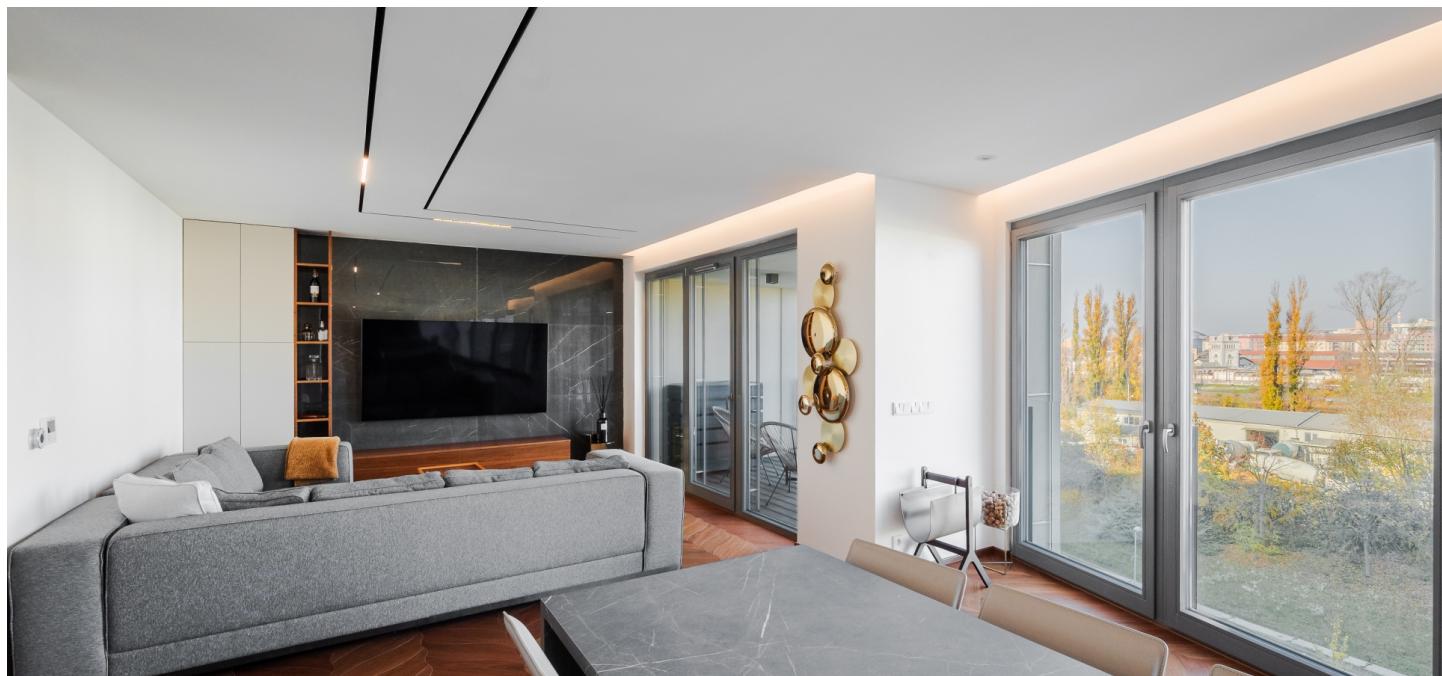




Apartment Four-bedroom (5+kk)

Rented

155.6 m², Prague 8, Karlín, Breitfeldova



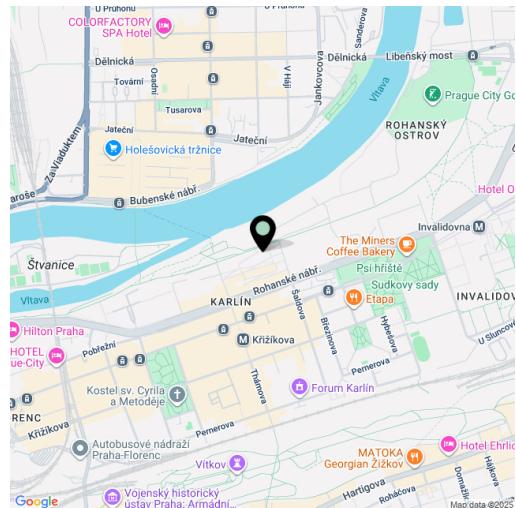


Apartment Four-bedroom (5+kk)

Rented

155.6 m², Prague 8, Karlín, Breitfeldova

Total area	163 m ²
Floor area*	156 m ²
Loggia	7 m ²
Parking	Two garage parking spaces
Cellar	Yes
Service price	Monthly deposit for services, water, heating, garage, and cellar maintenance: CZK 10,000. Electricity extra.
PENB	B
Reference number	11126
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.

This fully refurbished, semi-furnished 3-4-bedroom 2-bathroom apartment with an enclosed balcony is on the 4th floor of the recently constructed energy-efficient Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace on the 7th floor. Located on the Vltava riverbank on Rohanský Island, in a sought-after dynamic neighborhood on the border of Prague 1 and Prague 8, 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 mere steps from the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (bathtub with a shower screen, toilet), two bedrooms, a study, a family bathroom (walk-in shower, toilet), a utility room, and an entrance hall with built-in wardrobes. Three bedrooms have windows facing the courtyard.

Air-conditioning, high quality equipment, hardwood floors, tiles, automatic exterior blinds, central heating, underfloor heating, washer, dryer, custom-made kitchen with Siemens appliances, dishwasher, induction stove top, microwave oven, Liebherr American style fridge, cellar, pram storage and bike washing room in the building. **Two garage parking spaces** are included.



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