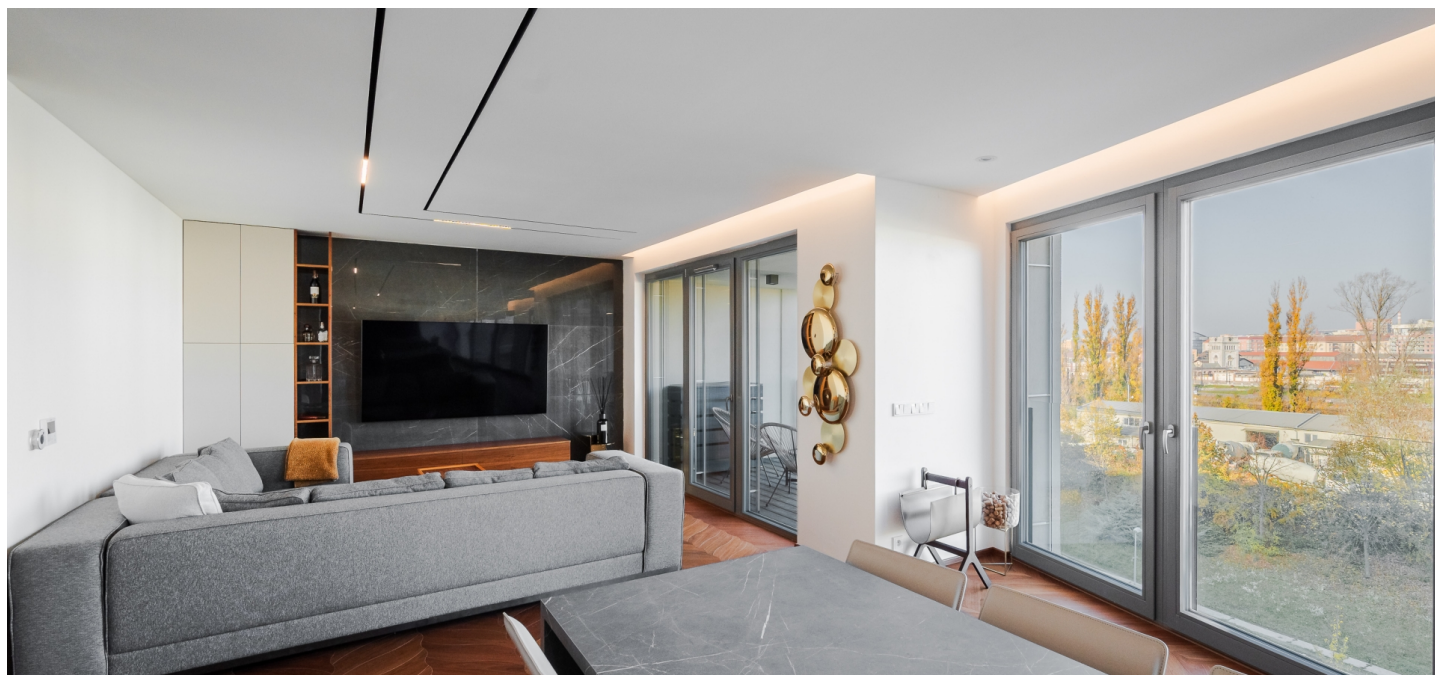




Apartment Four-bedroom (5+kk)

Rented

155.6 m², Prague 8, Karlín, Breitfeldova



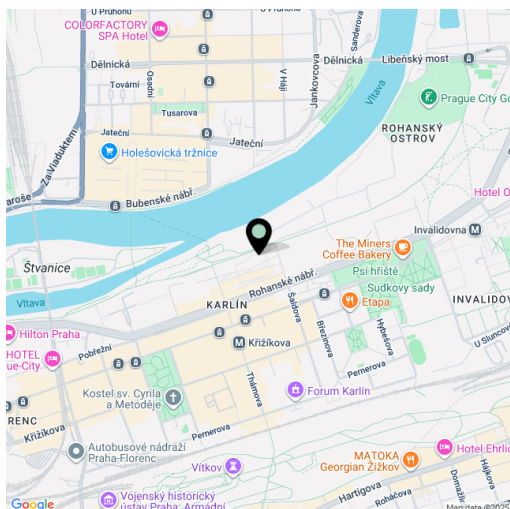


Apartment Four-bedroom (5+kk)

Rented

155.6 m², Prague 8, Karlín, Breitfeldova

Total area	163 m²
Floor area*	156 m²
Loggia	7 m²
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	111226
Available from	Immediately



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 Křižíkova 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.

* 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 Four-bedroom (5+kk)

Rented

155.6 m², Prague 8, Karlín, Breitfeldova

