



## Apartment Two-bedroom (3+kk)

Sold

84 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu

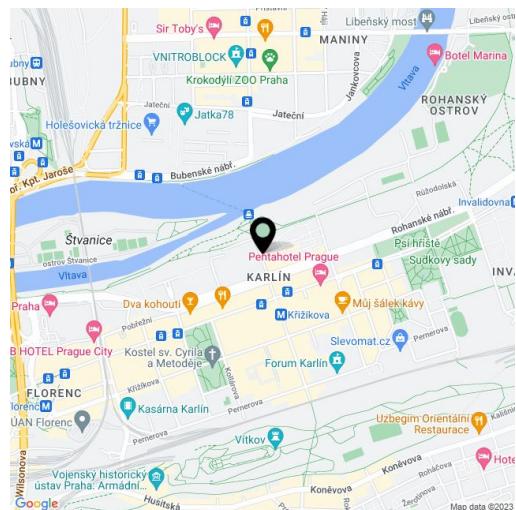




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Total area	90 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking place
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32004



\* 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 apartment with two garages and a west-facing loggia is located on the 6th floor of a new residential building in the Port Karolína residential complex finished in 2019. A comfortable location on the border of New Town and Karlín within easy reach of the city center, it offers complete services including sports facilities.**

The layout consists of a living room with a kitchen, a dining room, and a loggia overlooking **Vítov Park** and the **Žižkov Tower**, as well as 2 bedrooms oriented towards a **quiet area** on Rohanský Island, a bathroom (with a shower), a guest toilet, and an entrance hall with utility facilities.

The apartment features brick partitions, high quality laminate floors, **French windows** with remote control **exterior blinds**, security entry doors, and a key-card entry system (or GSM gateway). The services for residents include a manager, a reception, a **shared rooftop terrace**, bicycle storage and a bike washing station, and visitor parking in the underground garage. The purchase price includes **1 garage space** and a **brick cellar**.

In the past few years, Karlín has become a **prestigious district** that meets today's **high demands for housing** and the latest urban living trends. The location is popular especially for its proximity to all services and the city center, which can be reached not only by tram and metro but also on foot. The residence is set amongst trees near a **bike trail**, a short walk from the Křižíkova metro station and tram stop and also from the "Hol-Ka" ferry line, which provides a very fast connection to Holešovice. Grocery stores, cafes, bistros, restaurants, a post office, a health center, pharmacies, shops, the **Forum Karlín** cultural center, or a **golf club**, everything within walking distance.

Floor area 83.7 m<sup>2</sup>, loggia 6.3 m<sup>2</sup>.