



## Apartment One-bedroom (2+kk)

Rented

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



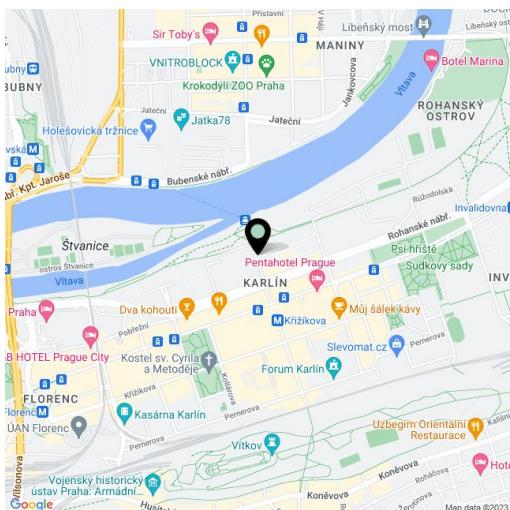


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Total area	67 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating CZK 4,800. Electricity - transferred to the tenant.
PENB	G
Reference number	35682
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 south-facing apartment with an enclosed balcony is on the 5th floor of the recently constructed Port Karolina residential project with underground parking and plenty of greenery. Located right on the Vltava riverbank on Rohanský Island, on the border between 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 just a few blocks away. A bike and jogging path is steps from the building, and a fitness/relaxation center and golf course are nearby.

The apartment offers a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with built-in wardrobes, a bathroom including a bathtub with a shower screen, a separate toilet, a fitted **walk-in closet** with laundry space, and an entrance hall.

Vinyl floors, tiles, security entry door, exterior blinds, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, **cellar**. A **garage parking** space is included. Available from February 2024 or earlier upon agreement.