



## Apartment One-bedroom (2+kk)

Rented

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

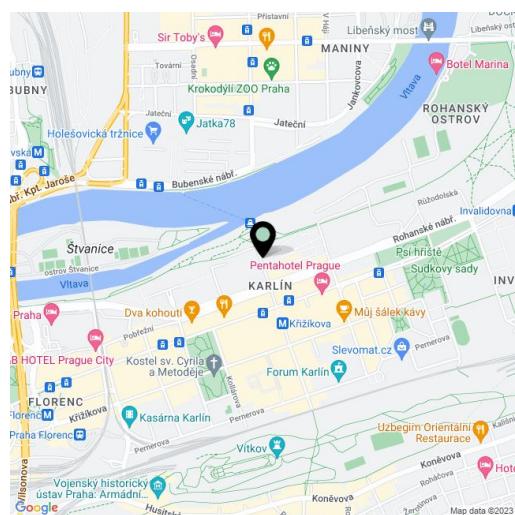




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Total area	56 m <sup>2</sup>
Garden	20 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	36929
Available from	Immediately



\* 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.

**New, furnished 1-bedroom flat with a 20 m<sup>2</sup> front garden on the ground floor of the newly constructed Port Karolina residential project with lots of greenery. Located right on the Vltava riverbank on Rohanský Island, on the border between Prague 1 and Prague 8 in a sought after dynamic neighborhood, with full amenities within easy reach and quick access to the city center by tram and from the Křížíkova 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 interior features a living room with a fully fitted open plan kitchen equipped with built-in appliances and access to the **front garden**, a bedroom with built-in wardrobes and French windows, a bathroom including a bathtub and a toilet, a utility room with washer and dryer, and an entrance hall with a built-in wardrobe.

Hardwood floors, tiles, built-in wardrobes, Villeroy & Boch sanitary, security entry door, automatic external blinds, central heating, dishwasher, microwave oven. Deposit for common building charges, water and heating CZK 3500 per month. Electricity will be transferred to the tenant's name.