



## Apartment Two-bedroom (3+kk)

Rented

76 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem





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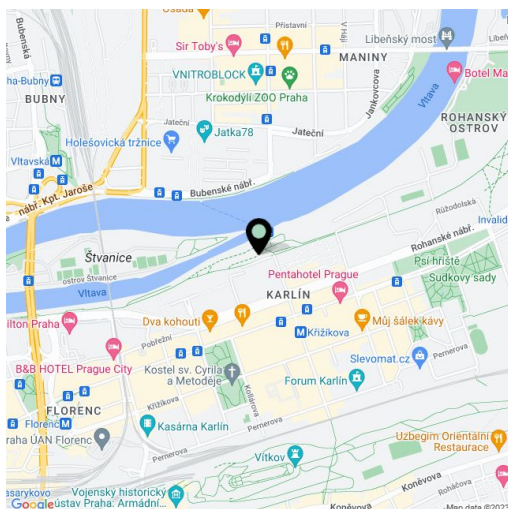
76 m², Prague 8, Karlín, Za Karlínským přístavem

Total area	86 m²
Floor area*	76 m²
Terrace	10 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37046
Available from	Immediately

Benefiting from beautiful views of the river and a green park, this 2-bedroom apartment with a 10 sq. m. terrace is on the third floor of the newly constructed Port Karolina residential project with underground parking and plenty of greenery. Located right on the Vltava riverbank on Rohanský Island, in a sought-after dynamic neighborhood on the border between 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 steps from the building, and a fitness/relaxation center and golf course are nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **terrace**, two separate bedrooms overlooking the green courtyard, a bathroom including a bathtub with a shower screen, a separate toilet, a **walk-in closet**, and an entrance hall with built-in wardrobes and storage.

**Hardwood parquet floors**, tiles, built-in wardrobes in one bedroom, security entry door, French windows, automatic external blinds, central heating, dishwasher, induction cooktop, microwave oven, American type fridge, **cellar**, pram storage, bike storage with bike and dog wash. A **garage parking** space available at CZK 3,000/mo. Monthly deposit for service charges, heating, and water CZK 4,500. Electricity is billed separately and will be transferred to the tenant.



\* 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.