



Apartment Two-bedroom (3+kk)

Rented

76 m², Prague 8, Karlín, Za Karlínským přístavem

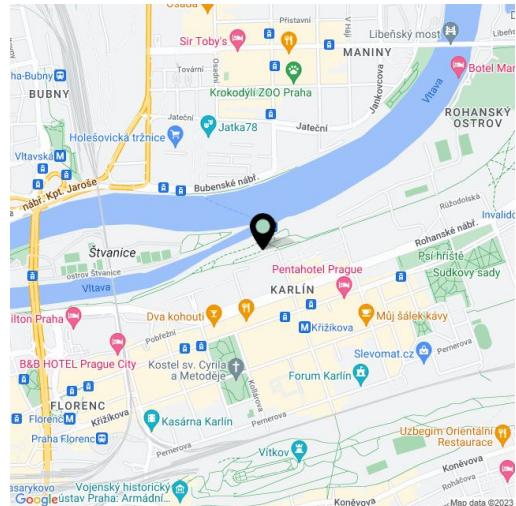




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Total area	86 m ²
Floor area*	76 m ²
Terrace	10 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37047
Available from	Immediately



* 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.

Boasting beautiful views of the river and a green park, this is a brand new 2-bedroom apartment with a 10 m² terrace on the fourth floor of the newly constructed Port Karolina residential project with underground parking and lots 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 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 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.

Solid wood 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 is included. Monthly deposit for service charges, water, heating CZK 4.000. Electricity is billed separately.