



## Apartment Two-bedroom (3+kk)

Rented

86.3 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova



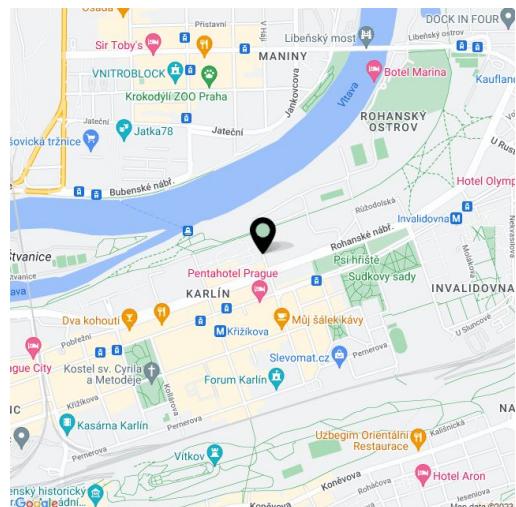


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Total area	92 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39262
Available from	Immediately



\* 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 is a brand new 2-bedroom apartment with an enclosed balcony, on the third floor of the newly constructed Port Karolina residential project with lots of greenery. Amenities include a reception, underground parking and a shared terrace on the 7th floor. Located 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 dining area, a fully fitted open plan kitchen and access to the **enclosed balcony**, two bedrooms, a bathroom including a bathtub, a separate toilet, a utility room, and an entrance hall.

Wooden floating floors, tiles, security entry door, built-in wardrobes and storage, central heating, washer, Sýkora kitchen, dishwasher, induction cooktop, combination oven, **cellar**, pram / bike storage with bike and dog wash. A **garage parking** space is included. Monthly deposit for service charges, water and heating: 5,564CZK. Electricity is billed separately.