



Apartment Four-bedroom (5+kk)

Ask for price

352.8 m², Prague 8, Karlín, Rohanské nábřeží

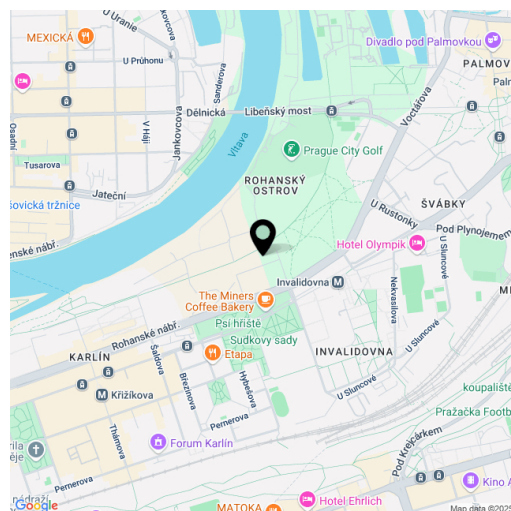




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Total area	528 m ²
Floor area*	353 m ²
Terrace	176 m ²
Parking	5 parking spaces + an electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41073



* 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.

The penthouse called Hope is the largest unit from the set of Rohan City Penthouses located on the top floors of the two Diamanty Karlín buildings, which will become a new landmark on Rohanský Island. The project from world-renowned architects Eva Jiřičná and Petr Vágner will offer all possible comforts and be within easy reach of a golf club and many famous gourmet establishments. The apartment is approved in a state of white walls, with the option of completion according to a design tailored to the buyer's preferences.

The interior, with an incredible area of over 350 sq. m., will be divided into a main living space with a **double-height ceiling** (5.9 m) and a **glass wall** blurring the boundaries between the outside and the inside, as well as 4 bedrooms, 3 bathrooms, 2 separate toilets, and an entrance hall. On the **roof terrace** with a view of the **Vltava River**, in addition to a seating area, there will also be space for a **garden**.

Windows are aluminum with insulating glazing, and the entrance door is security fire-rated with a **video intercom**. The apartment will be handed over in a state of white walls, ready for the installation of air-conditioning and a smart home system. The purchase price includes **5 garage spaces, a cellar and an electric car charging station**. The building will be protected by a **central reception** and a camera system; residents can use a pram/bike room, an area for washing bikes or dogs, and a **shared garden** with soothing views of the flowing water.

This until recently unused part of Rohanský Island in the popular **Karlín** district is currently undergoing an incredible transformation into a modern residential area with extensive green areas and a **promenade along the Vltava River** for pedestrians, runners, and cyclists. From Rohan City, it will be a short distance to Karlín's popular bistros, restaurants, and cafes; the **new footbridge** will make it easy to walk to another trendy district—Holešovice—and the center of Prague is just beyond the nearby **Negrelli Viaduct**.

Floor area 352.8 m², terraces 175.5 m² (15.6 m² + 15.3 m² + 16 m² + roof terrace 128.6 m²)

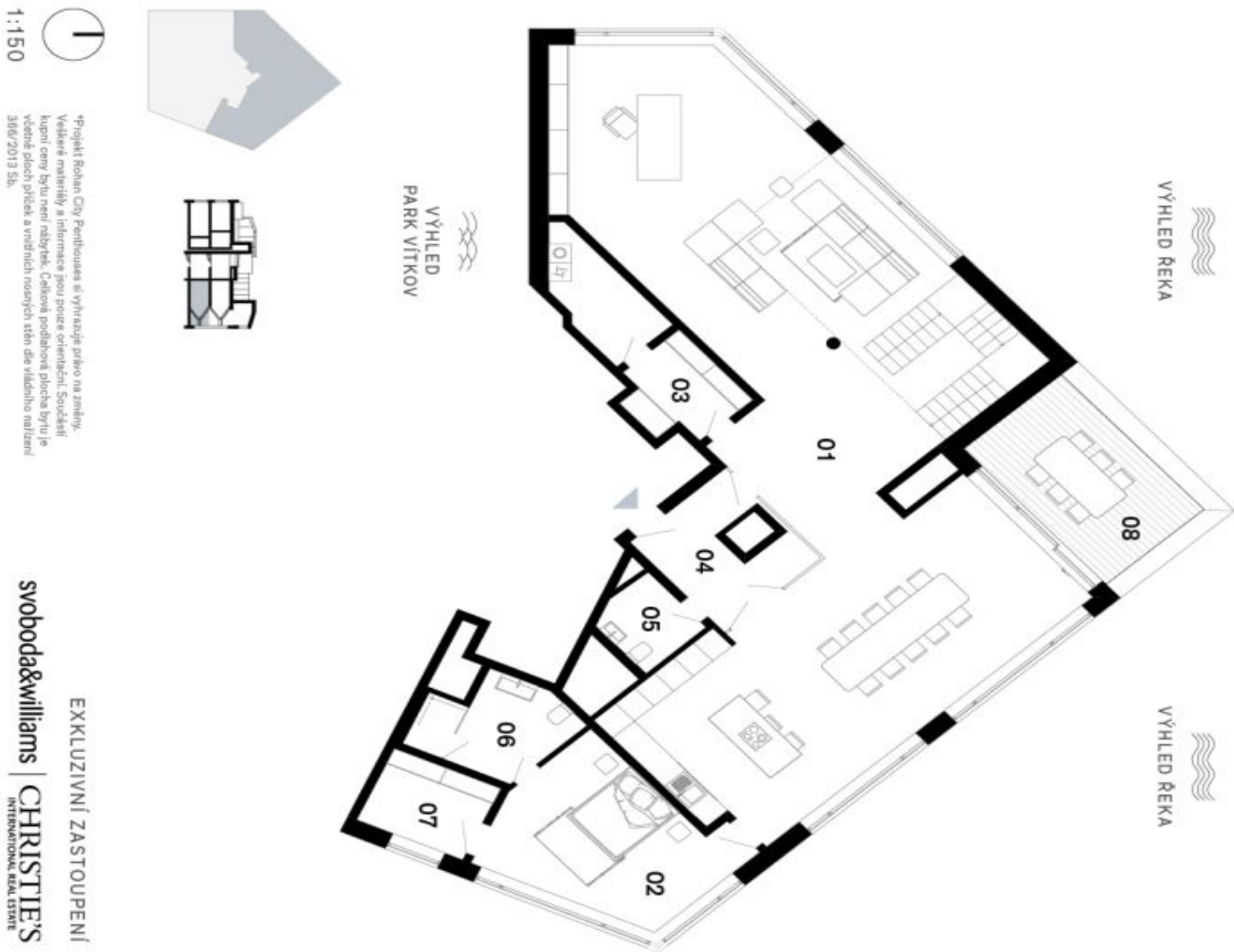
For more information, please visit the project website www.rohancitypenthouses.cz.



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*Projekt Rohan City Penthouses je vyhrazen pro osoby na místě.
Všechny údaje a informace jsou pouze orientační. Součástí
kupní ceny bytu není nábytek. Celková podlahová plocha bytu je
včetně všech příslušenství a vnitřních rozvodů stěn dle vložního náčrtu
386/2013 Sb.

EXKLUZIVNÍ ZASTOUPENÍ
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INTERNATIONAL REAL ESTATE

Rohan City Penthouses

Penthouse Hope

MEZONET 5+kk

9. NP BUDOVA B5

Celková plocha 528,30 m²
Podlahová plocha* 352,80 m²

- 01 Obytný prostor 126,93 m²
- 02 Pokoj 18,20 m²
- 03 Šatna 10,04 m²
- 04 Vstupní hala 8,41 m²
- 05 WC 3,70 m²
- 06 Koupelna 5,37 m²
- 07 Šatna 5,34 m²

Užitná plocha 177,99 m²
08 Terasa 15,60 m²

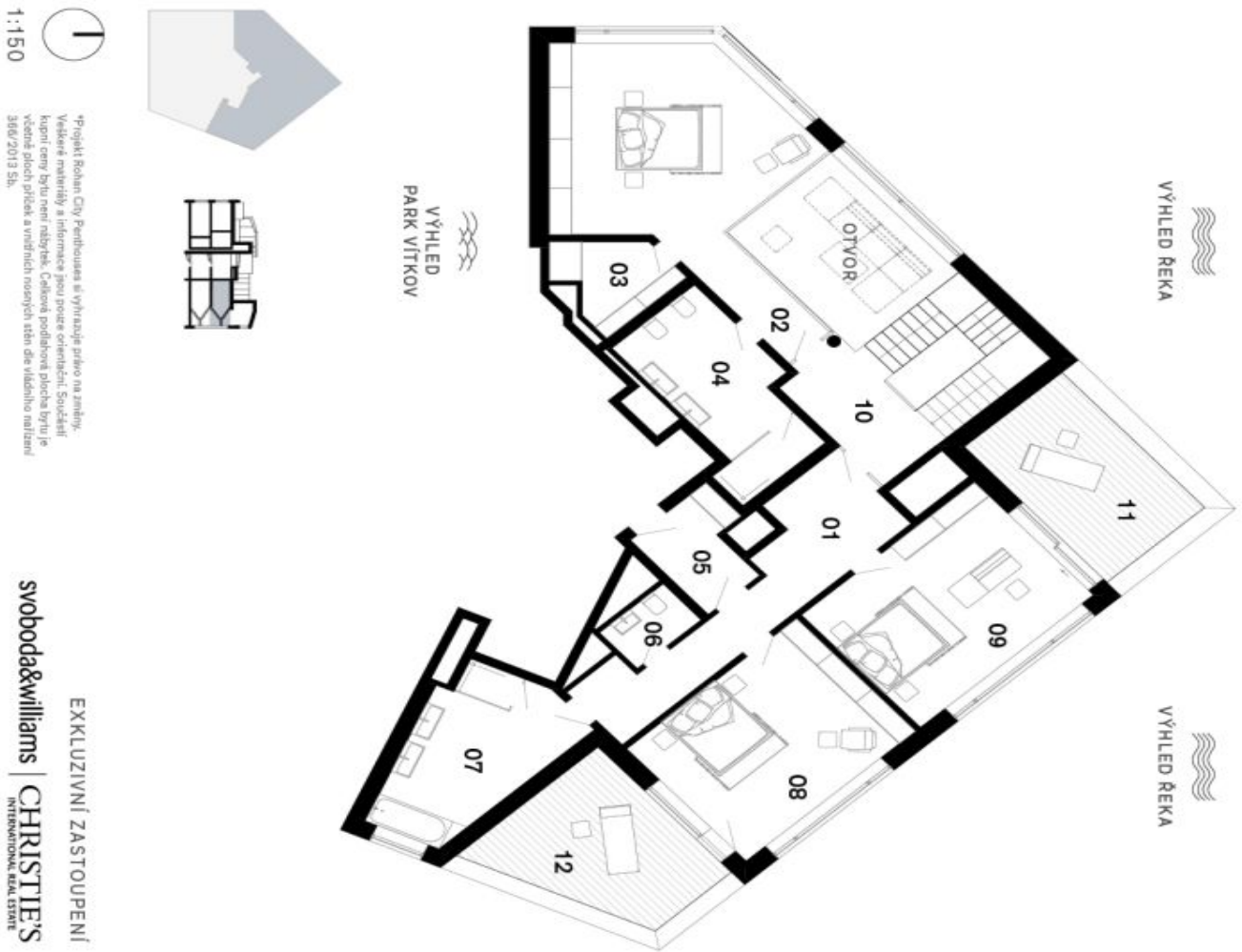
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Penthouse Hope

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10. NP BUDOVA B5

Celková plocha 528,30 m²
Podlahová plocha* 352,80 m²

01	Hala	15,47 m²
02	Ložnice	31,36 m²
03	Šatna	4,76 m²
04	Koupelna	12,43 m²
05	Technická místnost	4,96 m²
06	WC	2,50 m²
07	Koupelna	13,65 m²
08	Pokoje	20,89 m²
09	Pokoje	21,50 m²
10	Podesta	6,90 m²

Užitná plocha 134,42 m²

11	Terasa	15,30 m²
12	Terasa	16,00 m²

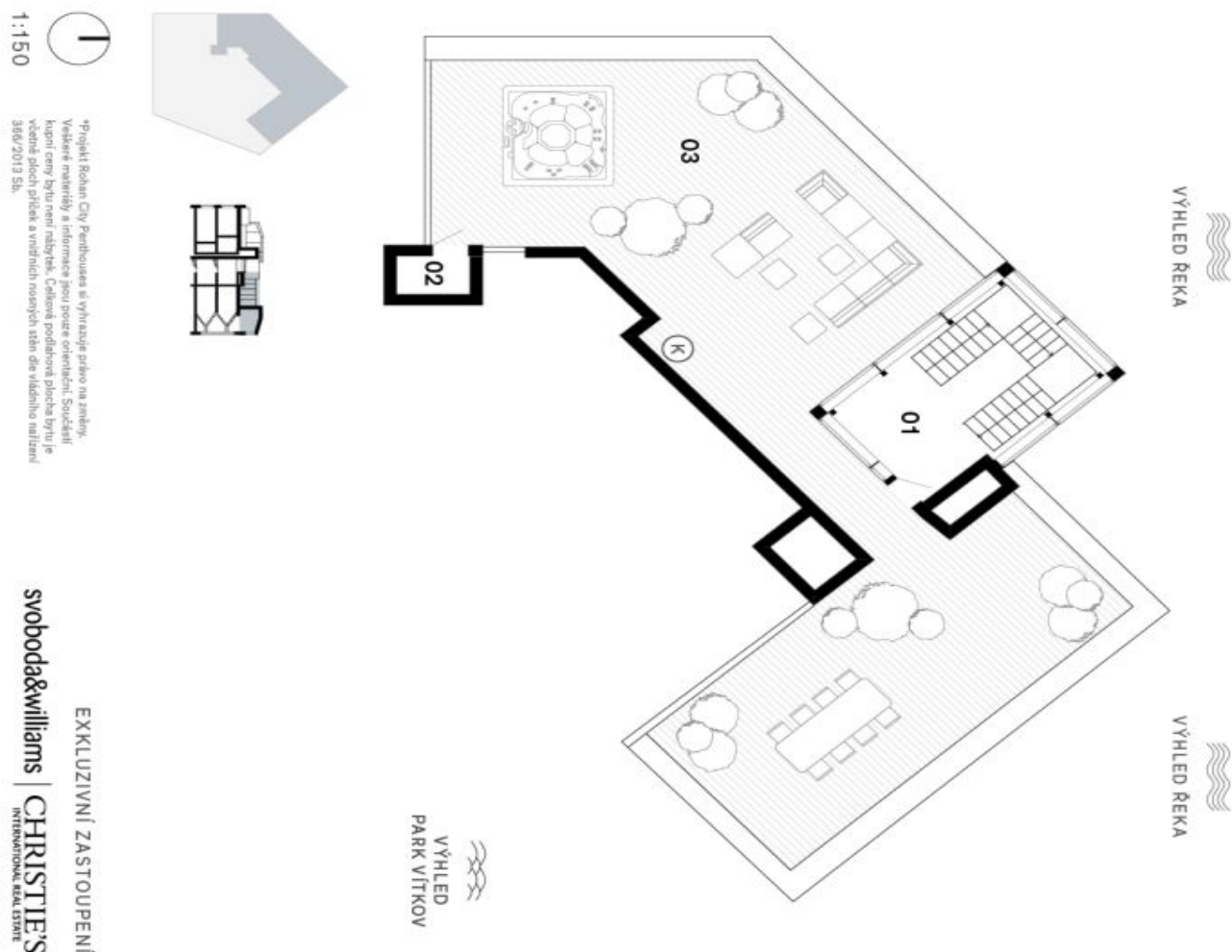
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Penthouse Hope

MEZONET	5 + kk
STŘECHA	BUDOVA B5
Celková plocha	528,30 m²
Podlahová plocha*	352,80 m²
01 Skybox 2	7,01 m²
02 Úklid	1,77 m²
Užitná plocha	8,78 m²
03 Terasa	128,60 m²

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