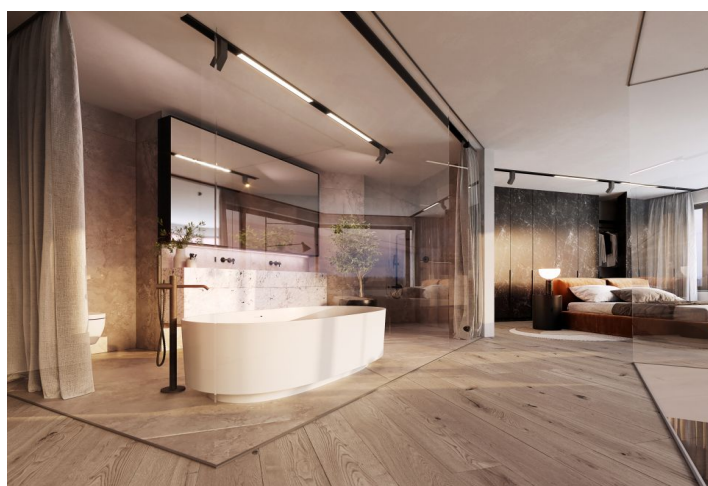
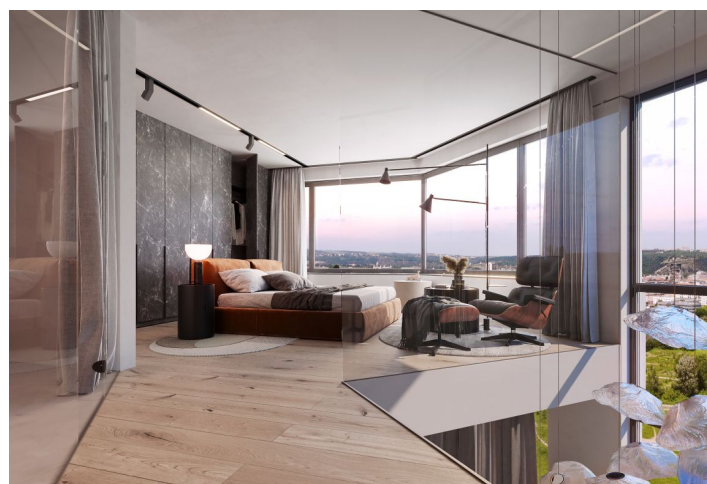




Apartment Two-bedroom (3+kk)

Ask for price

187.7 m², Prague 8, Karlín, Rohanské nábřeží





Apartment Two-bedroom (3+kk)

[Ask for price](#)

187.7 m², Prague 8, Karlín, Rohanské nábřeží

Total area	352 m²
Floor area*	188 m²
Terrace	164 m²
Parking	4 parking spaces and 1 electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41608

This spacious, air-conditioned Cullinan penthouse with a floor area of almost 200 sq. m. and over 160 sq. m. of terraces with direct views of the green Vltava River is one of five premium penthouses located at the very top of the Diamanty Karlín residential project. This new landmark on Rohanský Island will provide housing according to the designs of world-renowned architects Eva Jiřičná and Petr Vágner, with modern comforts, within walking distance of a golf club and many famous Karlín gourmet establishments. Completion is planned for Q1/2024.

The dominant part of the apartment is a living space with a **double-height ceiling (5.9m)** and a **glass wall** blurring the boundaries between the inside and outside. There is also be 2 bedrooms and 2 bathrooms, a separate toilet, and an entrance hall. In addition to the living area, the **roof terrace** also has space for a **garden**.

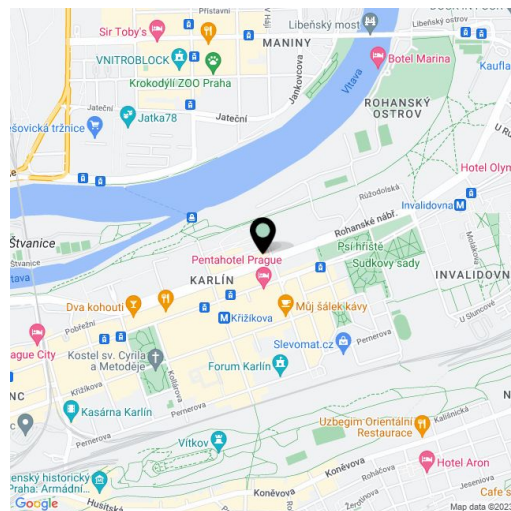
The high-standard facilities will include **oak floors** (choice of shade), underfloor heating throughout the entire area of the apartment, a **monumental staircase**, aluminum windows with insulated glass, a **Loxone** intelligent home system to control lighting, air-conditioning, blinds, and recuperation, **Laufen** sanitary ware, interior doors with concealed hinges, entrance security fire doors, and a videophone. The atmosphere is enhanced by **first-class natural materials** such as wood and glass. The purchase price includes **4 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 187.7 m², terraces 163.8 m² (13.8 m², 13.3 m², roof terrace 136.7 m²)

For more information, please visit the project website

www.rohancitypenthouses.cz.



* 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.



Apartment Two-bedroom (3+kk)

Ask for price

187.7 m², Prague 8, Karlín, Rohanské nábřeží

1:150



*Projekt Rohan City Penthouses je vyhrazeno právo na změny.
Všechny materiály a informace jsou pouze orientační. Součástí
kúpni ceny bytu není nábytek. Celková podlahová plocha bytu je
včetně plochy přílepk a vnitřních nosných stěn dle vložního náčrtu
386/2013 Sb.



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Rohan City Penthouses

Penthouse Cullinan

MEZONET 3+kk

9. NP BUDOVA B6

Celková plocha 351,50 m²
Podlahová plocha* 187,70 m²

01 Vstupní hala 5,40 m²
02 Šatna 3,27 m²
03 WC 2,02 m²
04 Technická místnost 3,46 m²
05 Obytný prostor 90,91 m²

Užitná plocha 105,06 m²

06 Terasa 13,80 m²

Na Perštýně 2, 110 00, Praha 1
+420 257 328 281, +420 724 551 238
info@rohancitypenthouses.cz
rohancitypenthouses.cz



Apartment Two-bedroom (3+kk)

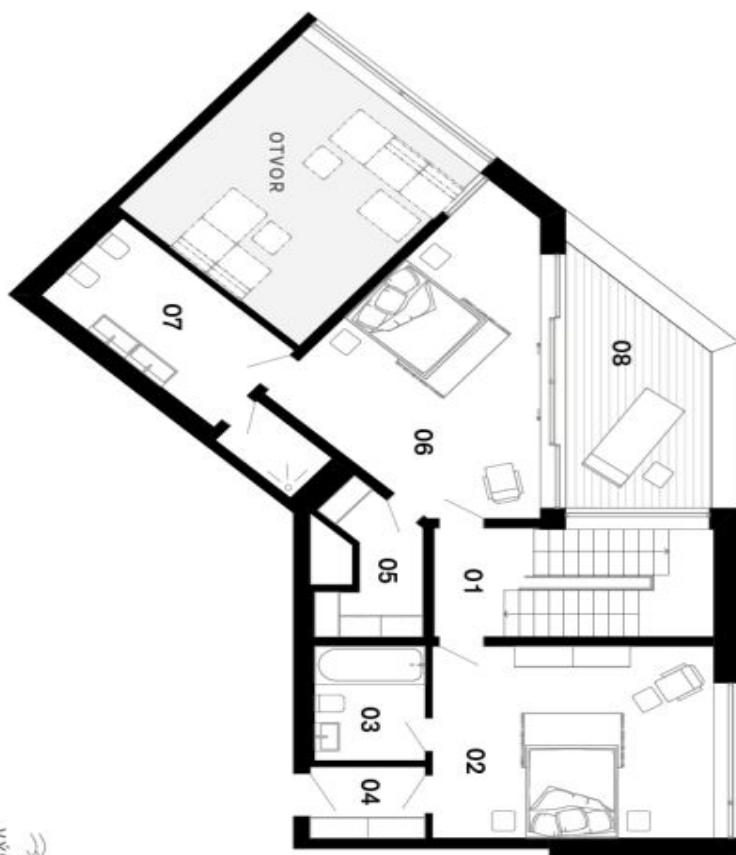
Ask for price

187.7 m², Prague 8, Karlín, Rohanské nábřeží

1:150



*Projekt Rohan City Penthouses je vyhrazený proby na prodej.
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kúpny ceny bytu není nábytek. Celková podlahová plocha bytu je
včetně plochy příleku a vnitřních nosných stěn dle vkladního náčrtu
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Rohan City Penthouses

Penthouse Cullinan

MEZONET 3+kk

10. NP BUDOVA B6

Celková plocha 351,50 m²
Podlahová plocha* 187,70 m²

01	Schodiště	11,65 m ²
02	Pokoj	20,52 m ²
03	Koupelna	4,86 m ²
04	Šatna	3,07 m ²
05	Šatna	4,59 m ²
06	Ložnice	22,34 m ²
07	Koupelna	11,50 m ²

Užitná plocha 78,53 m²

08 Terasa 13,30 m²

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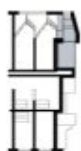


Apartment Two-bedroom (3+kk)

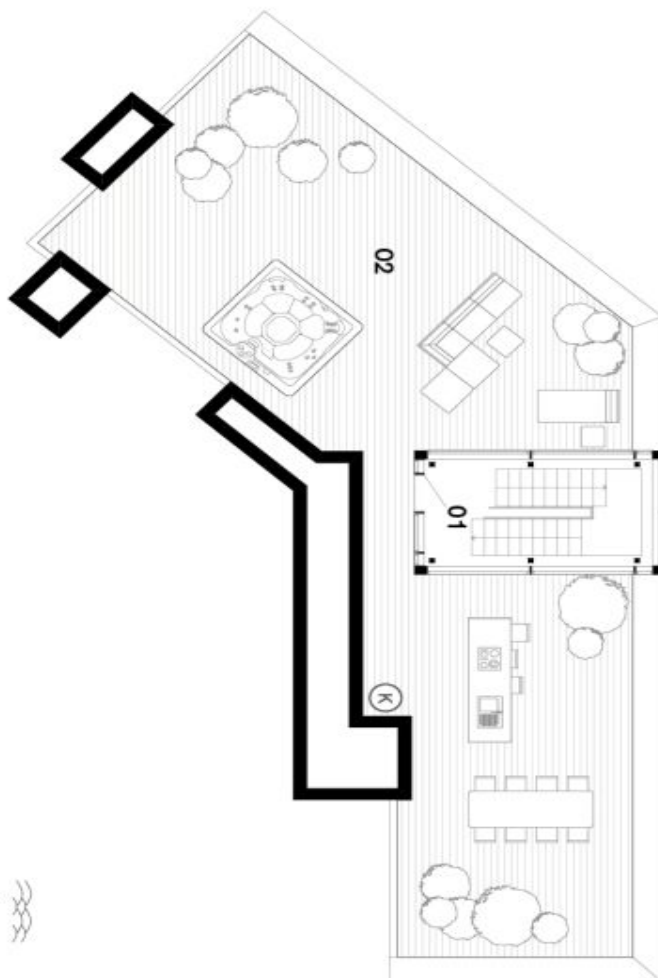
Ask for price

187.7 m², Prague 8, Karlín, Rohanské nábřeží

1:150



*Projekt Rohan City Penthouses si vyhrazuje právo na změny.
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kúpni ceny bytu není nábytek. Celková podlahová plocha bytu je
včetně všech příček a vnitřních nosných stěn dle vložního náčrtu
386/2013 Sb.



VÝHLED ŘEKA

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Rohan City Penthouses

Penthouse Cullinan

MEZONET	3+kk
STŘECHA	BUDOVA B6
Celková plocha	351,50 m ²
Podlahová plocha*	187,70 m ²
01 Skybox 2	2,85 m ²
Užitná plocha	2,85 m ²
02 Terasa	136,70 m ²

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