



Apartment Four-bedroom (5+kk)

Ask for price

312.9 m², Prague 8, Karlín, Rohanské nábřeží





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Total area	445 m²
Floor area*	313 m²
Terrace	132 m²
Parking	4 parking spaces and 1 electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41609

This spacious, air-conditioned Koh-i-Noor penthouse with a floor area of over than 300 m² and 132 m² of terraces provides direct views of the green Vítkov Hill. This premium unit is one of only five penthouses located at the very top of the Diamanty Karlín residential project. Two apartment buildings, designed by the renowned architects Eva Jiřičná and Petr Vágner, will become a new landmark on Rohan Island. The penthouse will offer all possible comforts, and the location of the building is within walking distance 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.

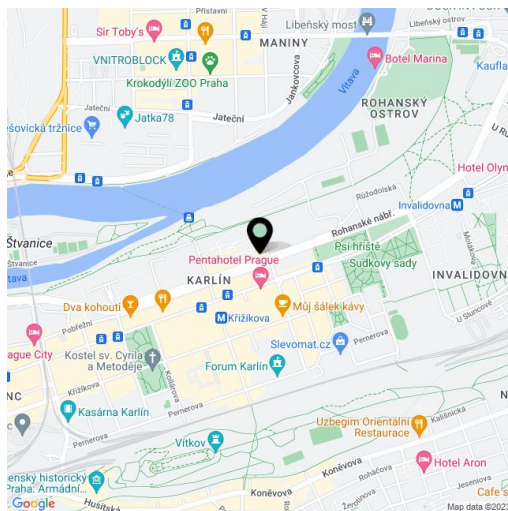
The main part of the day zone will be a light and airy living space with a **double-height ceiling (5.9 m)** and a **glass wall** blurring the boundaries between the inside and outside. **Two terraces** are accessible from the living area. The quiet zone will consist of 4 bedrooms and 3 bathrooms, 2 separate toilets, and an entrance hall. In addition to the living area, the **roof terrace** will also have 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 **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 312.9 m², terraces 132.2 m² (13 m², 13 m² + roof terrace 46 and 60.4 m²)

For more information, please visit the project's 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.



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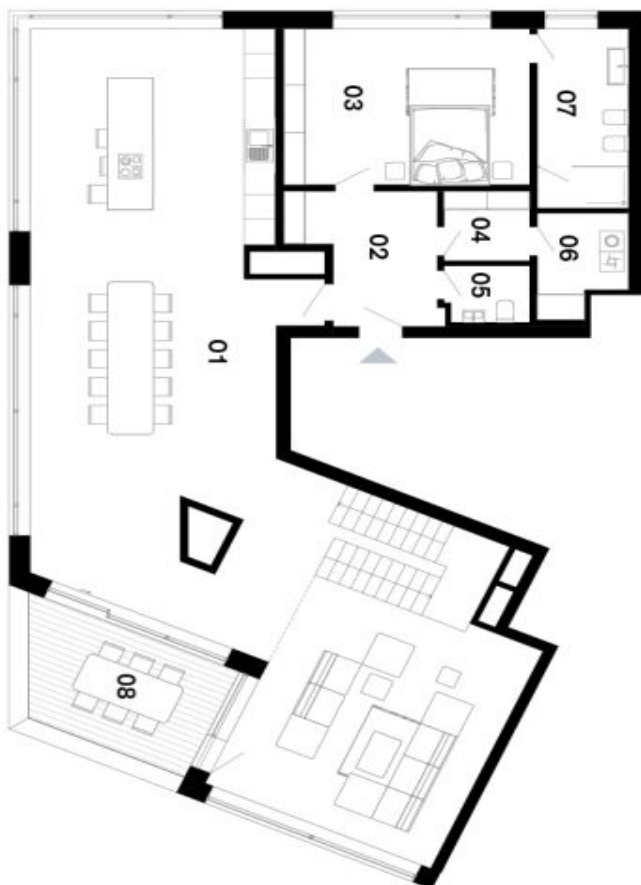
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1:150



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

VÝHLED
PARK VÍTKOV

Rohan City Penthouses

Penthouse Koh-i-Noor

MEZONET 5+kk

9. NP BUDOVA B5

Celková plocha 445,30 m²
Podlahová plocha* 312,90 m²

01	Obytný prostor	114,39 m²
02	Vstupní hala	8,40 m²
03	Pokoj	19,47 m²
04	Šatna	3,05 m²
05	WC	2,43 m²
06	Technická místnost	4,27 m²
07	Koupelna	8,53 m²

Užitná plocha 160,54 m²

08 Terasa 13,00 m²

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



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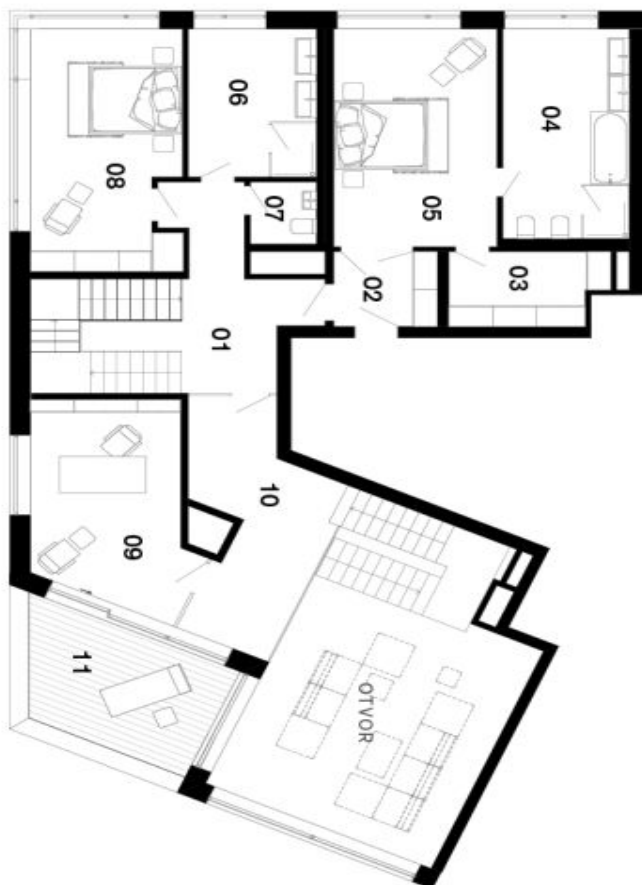
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MEZONET 5+kk

10. NP BUDOVA B5

Celková plocha 445,30 m²
Podlahová plocha* 312,90 m²

01	Hala	18,32 m²
02	Chodba	3,88 m²
03	Šatna	5,62 m²
04	Koupelna	13,70 m²
05	Pokoj	18,02 m²
06	Koupelna	9,76 m²
07	WC	2,12 m²
08	Pokoj	17,85 m²
09	Pokoj	15,81 m²
10	Podesta	14,08 m²

Užitná plocha 119,16 m²

11 Terasa 13,00 m²

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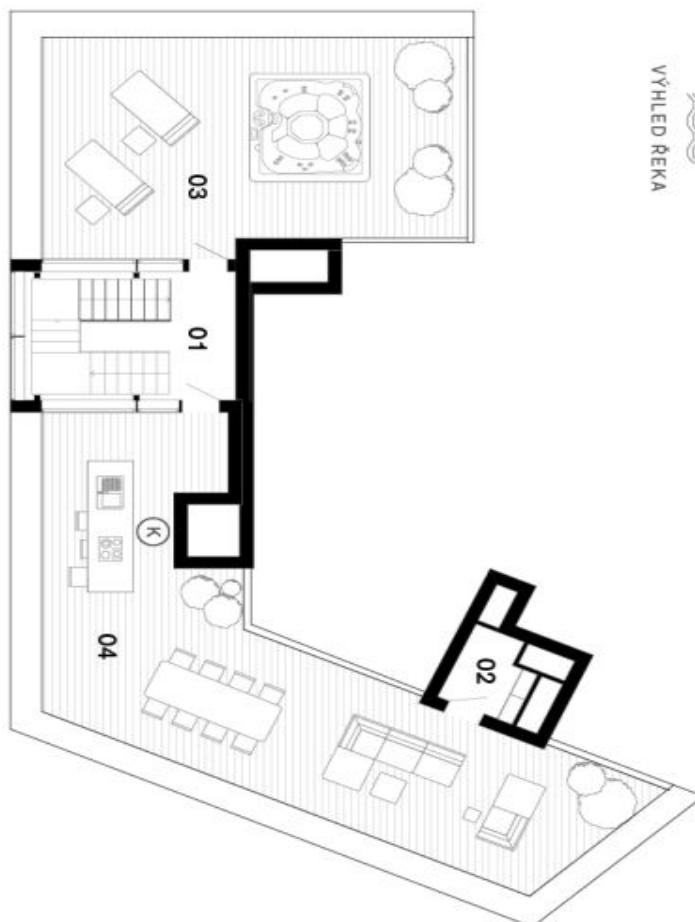
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386/2013 Sb.

VÝHLED ŘEKA



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INTERNATIONAL REAL ESTATE

Rohan City Penthouses

Penthouse Koh-i-Noor

MEZONET 5+kk

STŘECHA BUDOVA B5

Celková plocha 445,30 m²
Podlahová plocha* 312,90 m²

01 Skybox 1 4,38 m²
02 Úklid 2,77 m²

Užitná plocha 7,15 m²

03 Terasa 46,00 m²
04 Terasa 60,40 m²

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