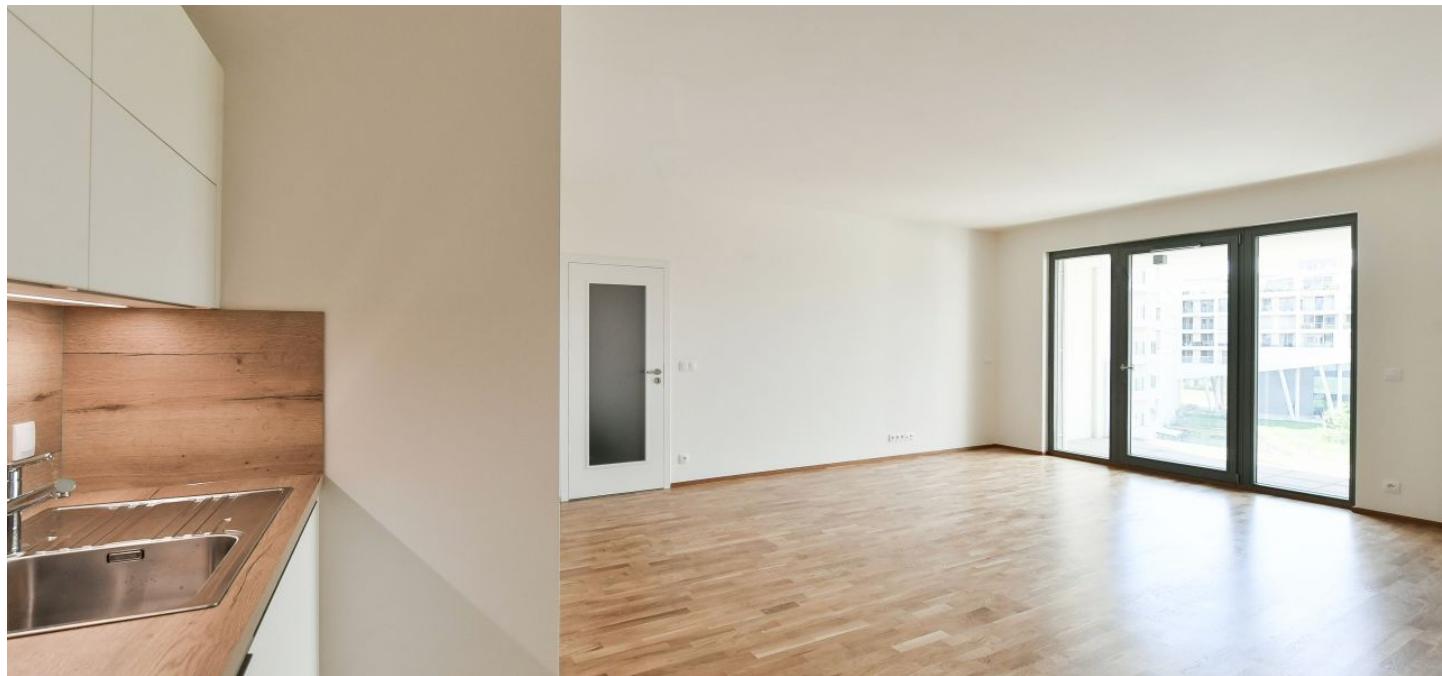




Apartment Two-bedroom (3+kk)

Rented

85.8 m², Prague 8, Karlín, Breitfeldova



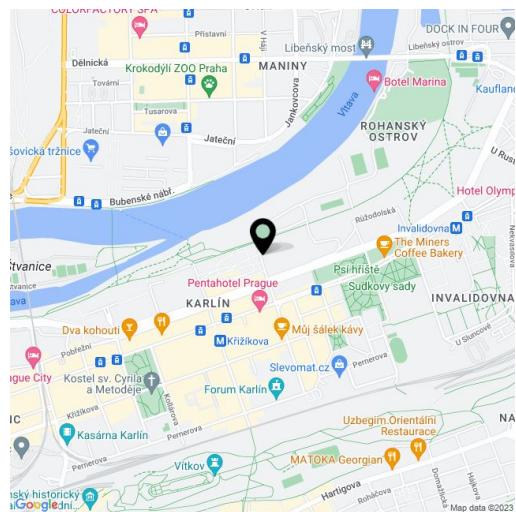


Apartment Two-bedroom (3+kk)

Rented

85.8 m², Prague 8, Karlín, Breitfeldova

Total area	91 m ²
Floor area*	86 m ²
Loggia	5 m ²
Parking	Garage parking available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, and heating CZK 7,500. Electricity is billed separately.
PENB	B
Reference number	43275
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.

Apartment with an enclosed balcony on the 4th floor of the newly constructed Port Karolina residential project. 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 Křížkova metro station, which is just a few blocks away. A bike and a jogging path is steps from the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, two bedrooms, a bathroom including a bathtub with a shower screen, a separate toilet, and an entrance hall.

Hardwood floors, tiles, underfloor heating in the bathroom, automatic exterior blinds, central heating, Siemens kitchen appliances, dishwasher, induction cooktop, video entry phone, cellar. A garage parking space is available at CZK 3,000/month.