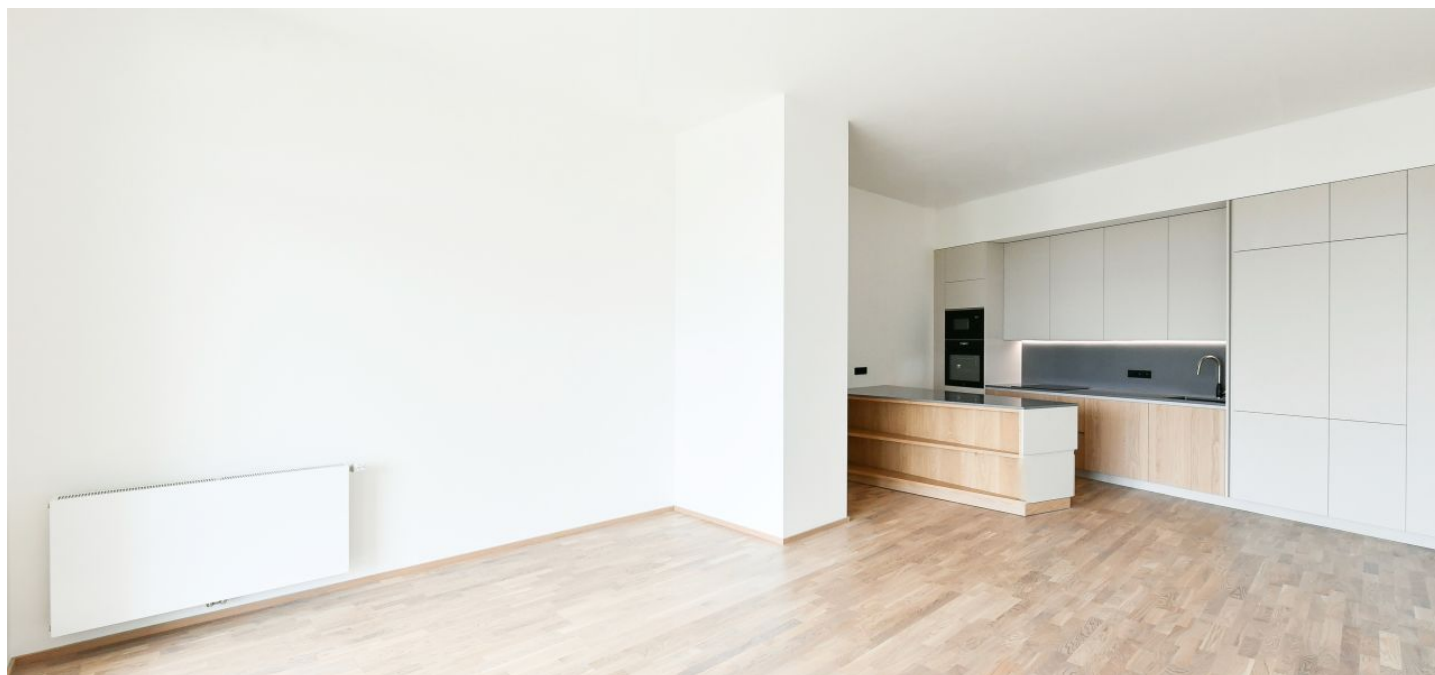




Apartment Two-bedroom (3+kk)

Rented

100.6 m², Prague 8, Karlín, Breitfeldova





Apartment Two-bedroom (3+kk)

Rented

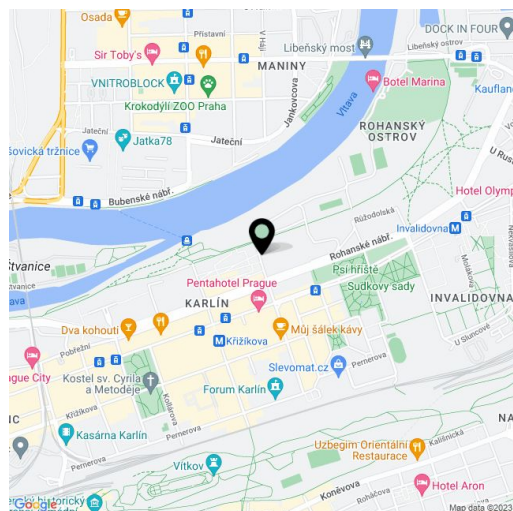
100.6 m², Prague 8, Karlín, Breitfeldova

Total area	108 m²
Floor area*	101 m²
Loggia	8 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, water, garage, and cellar maintenance: CZK 6,500. Electricity is extra.
PENB	B
Reference number	43692
Available from	Immediately

This unfurnished 2-bedroom apartment with an enclosed balcony is on the 10th floor of the Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace with panoramic views 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 Křižikova metro station, which is just a few blocks away. There is a bike and jogging path just a few 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 loggia**, two bedrooms with built-in wardrobes, a bathroom including a bathtub and a toilet, a **walk-in closet**, a separate toilet, and an entrance hall.

Hardwood parquet floors, tiles, central heating, Hanák kitchen, dishwasher, induction cooktop, microwave oven, **cellar**. A **garage parking** space is included.



* 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)

Rented

100.6 m², Prague 8, Karlín, Breitfeldova



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PORT KAROLINA / RIVERGARDENS

PROHLÁŠENÍ VLASTNÍKA
VÝMĚRY A DEFINICE PLOCH

1PP

SPOLEČNÉ PROSTORY
NEBYTOVÝ PROSTOR - SPOLEČNÁ GARŽ A
SKLEPY





Apartment Two-bedroom (3+kk)

Rented

100.6 m², Prague 8, Karlín, Breitfeldova

