



Apartment One-bedroom (2+kk)

Rented

70.2 m², Prague 8, Karlín, Breitfeldova





Apartment One-bedroom (2+kk)

Rented

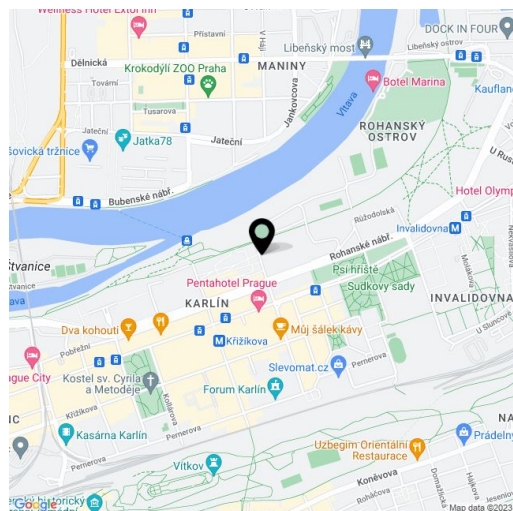
70.2 m², Prague 8, Karlín, Breitfeldova

Total area	76 m²
Floor area*	70 m²
Loggia	6 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Fixed fees for building charges, water, and heating CZK 7,766/month. Electricity - transferred to the tenant.
PENB	B
Reference number	43833
Available from	Immediately

This fully furnished 1-bedroom apartment with an enclosed balcony is 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 Křižikova metro station, which is just a few blocks away. A bike and a jogging path is just a few steps from the building, and a fitness/relaxation center and a golf course are nearby.

The apartment offers a living room with a fully fitted open plan kitchen, a dining area, and access to the **enclosed balcony overlooking the green Vltava embankment**, a bedroom with built-in wardrobes, a bathroom with a bathtub, a separate toilet, a utility/laundry room, and an entrance hall.

Wooden floating floors, tiles, security entry door, washing machine, dryer, dishwasher, induction cooktop, microwave oven, **cellar**. A **garage parking space** with an electric car **charging station** 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.