

HOME  
REAL  
ESTATE

## Sale flat 4+kk, 1372 m<sup>2</sup> - Za Karlínským přístavem, Praha 8



Home Real Estate offers for sale a spacious apartment 4+kk with the full area of 137.2 sqm (+ 2 balconies of 8.6 sqm & 4.4 sqm), situated in the new residential complex Port Karolina 2 in Prague 8 - Karlin. The new, sunny apartment is located on the 3rd floor and consists of a large living room with kitchen (43.7 sqm) and entrance to the balcony, 3 bedrooms (16.9 sqm, 17.2 sqm and 18.4 sqm with the entrance to the second balcony), 2 bathrooms (5.4 sqm and 5.3 sqm), separate toilet (1.9 sqm) and spacious hallway (16.6 sqm). Windows overlooking the famous Vltava River. The new residential project Port Carolina 2, recently awarded the prestigious BREEAM certification, offers modern life in Prague's Karlin, close to the Vltava River and cycle path. Here you will find many advantages for residents of the complex, such as a small shower for washing bicycles, strollers or dogs, a meeting point with daily service, a 24-hour reception and a shared rooftop terrace with wonderful view of Prague. In the surroundings you will find excellent civic amenities: Albert and Billa supermarkets, private kindergartens, primary and secondary schools, Karlin gymnasium, theater, pharmacy, catering shops, post office, ATM, Vitkov park, car service, fitness club and a wide choice of cafes & restaurants incl. bistro round the corner with fresh croissants and a cup of coffee for breakfast. Excellent transport accessibility - Ursova tram stop and Křižíkova metro station are within walking distance. The center of Prague is an 8-minute drive away. Florenc Bus Station is also nearby. Total price: 17.990.000 CZK, incl. taxes, real estate agency commission and legal service. The apartment has two garages and a cellar. For more information about this property or to arrange the viewings, just fill in the form below, and we will contact you as soon as possible to arrange a date of viewing.

ID	<a href="#">35305</a>	Offer	Sale
Group	4+kk	Ownership	Personal
Usable area	1372 m <sup>2</sup>	Parking	Yes
City	<a href="#">Prague</a>	District	<a href="#">Prahá 8</a>
City district	<a href="#">Karlín</a>	Status	Realized