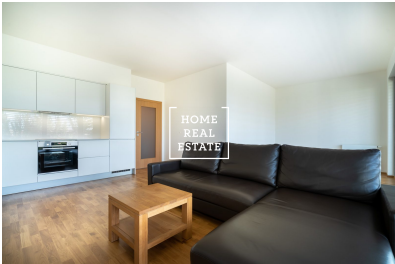




Sale flat 3+kk, 85 m² - Za Karlínským přístavem, Praha 8



**HOME
REAL
ESTATE**

Home Real Estate offers for sale an exclusive apartment 3+kk with the full area of 85 sqm and with a spacious balcony of 11 sqm, cellar and parking space in the underground garage, situated in the Port Karolina 2 residence in Prague 8 - Karlín. Our company specializes in new buildings in Karlín. The current offer of apartments in the Port Karolína residence you can check at www.bytykarlin.com. This new, partially furnished apartment is located on the 3rd floor of a new building with an elevator and consists of a spacious living room (31 sqm) with fully equipped kitchenette and entrance to the balcony (11 sqm), 2 bedrooms (12,7 sqm and 15,5 sqm), bathroom with toilet (5 sqm), separate toilet (1,4 sqm), hallway (12 sqm) and pantry (2,4 sqm). The apartment is made according to very high standards: floating wood floor, wooden french windows with triple glazing, outdoor roller blinds, quality interior doors from SAPELI, 2 toilets with bidet shower, stylish large format ceramic tiles from RAKO Pietra and wall-hung toilet and sink from Laufen PRO. Custom luxurious kitchenette with BOSCH appliances and walk-in closet in the bedroom were made by JN Interior studio. The living room with kitchenette is facing to the Vltava river, where a public park will be built in the near future. At the same time, the advantage of this property is that there are only two apartments on the floor. The Port Karolína 2 residence is unique by having: - BREEAM certification; - energy performance rating: class B; - shared rooftop terrace of 72 m2 overlooking the Prague Castle; - cycle room; - shower for washing bicycles, strollers and dogs; - parking spaces for guests; - possibility of charging electric cars; - own tank for watering park. Karlín area is located right in the center in Prague 8. This area, which connects Libeň with the New Town and where the center of Prague combines with the beautiful nature of Rohan Island, certainly has something to offer. In the surroundings you will find stylish cafes, various shops and services, restaurants and pubs and also playgrounds and schools. This location is also a benefit for investors. The apartments are potentially suitable for rent to managers of foreign companies. Excellent transport accessibility - Urxova tram stop and Křižíkova metro station are within walking distance. The center of Prague is an 8-minute drive away. Wenceslas Square is only 3 metro stops away. Total price: 13.750.000 CZK, incl. real estate agency commission and legal service. The apartment comes with a parking space and a cellar in the underground garage. 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. Viewings are also possible on weekends. We will be glad to help you!



ID
Offer
Group
Furnished
Ownership
Usable area
City
District
City district

[35408](#)
Sale
3+kk
unfurnished
Personal
85 m²
[Prague](#)
[Praha 8](#)
[Karlín](#)