



Sale flat 5+kk, 154.9 m2 - Za Karlínským přístavem, Praha 8



Home Real Estate offers for sale a unique 4-bedroom (5+kt) duplex apartment of 154.9 sqm with a 103.1 sqm terrace, situated on the 7th and 8th floors of the new Port Karolina residential project, Prague 8 - Karlín. The ground floor consists of 2 bedrooms (13.9 sqm & 11.9 sqm, one of which has its own loggia of 5 sqm); a storage room (3.5 sqm); an entrance hall (13.4 sqm), and a spacious bathroom with a Walk-In shower (5.3 sqm). On the second floor there is a large living room with a kitchenette (52 sqm) and access to the roof terrace; 2 other bedrooms (18.9 sqm & 12 sqm, both with access to the terrace too); second bathroom (4.5 sqm); corridor (10.5 sqm) and a separate toilet (2.1 sqm). The standards of the apartment include high-quality SAPELI interior doors, french windows (equipped with electric exterior blinds on the 2nd floor) overlooking the Vítkov Hill, Villeroy & Boch tiles and sanitary ware, KEUCO radiators, mFLOR vinyl flooring, qualitative entrance doors, wooden tiles on the terrace and the Toshiba air-conditioning system. The building energy performance belongs to class B (economical). The Port Karolina residence, which is located in one of the most prestigious districts of Prague offers you everything for a modern lifestyle in the city center, 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, parking spaces for visitors, a charging station for electric cars, a meeting point with daily service, 24-hour reception, and a shared rooftop terrace with wonderful panoramic view. The developer of the project is Skanska Reality. In the immediate vicinity, you will find all necessary shops, restaurants, schools, theater, post office, ATMs, fitness area, and excellent transport accessibility. Urxova tram stop and Křižíkova metro station (line B) are within walking distance. The city center is just 8 minute' drive away. Total price: 24.490.000 CZK incl. real estate agency commission and legal service. The price includes two parking spaces 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!

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|---------------|------------------------|-------------|-------------------------|
| ID | 35503 | Offer | Sale |
| Group | 5+kk | Furnished | Partially furnished |
| Ownership | Personal | Usable area | 154.9 m ² |
| City | Prague | District | Praha 8 |
| City district | Karlín | Status | Realized |