



## Apartment Two-bedroom (3+kk)

Ask for price

203.2 m<sup>2</sup>, Praha 8, Karlín, Rohanské nábřeží





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Total area	235 m <sup>2</sup>
Floor area*	203 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	3 parking spaces and 1 electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41606

This airy Hortensia penthouse blurs the boundaries between the exterior and interior. It is set on the very top of one of the two buildings of Diamanty Karlín, designed by world-renowned architects Eva Jiřičná and Petr Vágner. This new landmark on Rohanský Island will offer living with modern comforts, within walking distance of a golf club and many famous Karlín gourmet establishments. The apartment is approved to a white wall condition, complete completion will take place according to the design corresponding to the buyer's ideas.

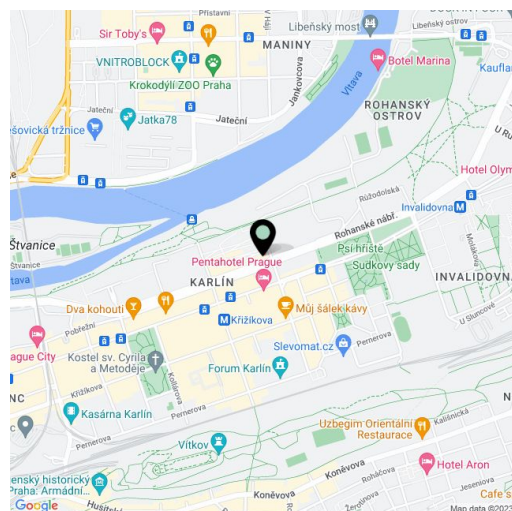
The carefully thought-out layout of this unit on the 8th and 9th floors, with an area of **more than 200 sq. m.** and views from the Vltava to the far horizon, will consist of a bright and airy living space with a **double-height ceiling (5.9m)**, a **glass wall**, and **two terraces**, as well as 2 bedrooms, 2 bathrooms, a separate toilet, and entrance hall.

The high-standard facilities will include **oak floors** (choice of shade), underfloor heating throughout the entire area of the apartment, a **monumental staircase**, aluminum windows with insulated glass, a **Loxone** intelligent home system to control lighting, **air-conditioning**, blinds, and recuperation, **Laufen** sanitary ware, interior doors with concealed hinges, entrance security fire doors, and a videophone. The atmosphere is enhanced by **first-class natural materials** such as wood and glass. The purchase price includes **3 garage spaces**, an **electric car charging station**, and a **cellar**. The building will be protected by a **central reception** and a camera system; residents can use a pram/bike room, an area for washing bikes or dogs, and a shared **garden** with soothing views of the flowing water.

This until recently unused part of Rohanský Island in the popular Karlín district is currently undergoing an incredible transformation into a modern residential area with extensive green areas and a **promenade along the Vltava River** for pedestrians, runners, and cyclists. From Rohan City, it will be a short distance to Karlín's popular bistros, restaurants, and cafes; the new footbridge will make it easy to walk to another trendy district—Holešovice—and the center of Prague is just beyond the nearby **Negrelli Viaduct**.

Floor area 203.2 m<sup>2</sup>, terraces 31.8 m<sup>2</sup> (15.9 m<sup>2</sup> + 15.9 m<sup>2</sup>)

For more information, please visit the project website [www.rohancitypenthouses.cz](http://www.rohancitypenthouses.cz).



\* 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.



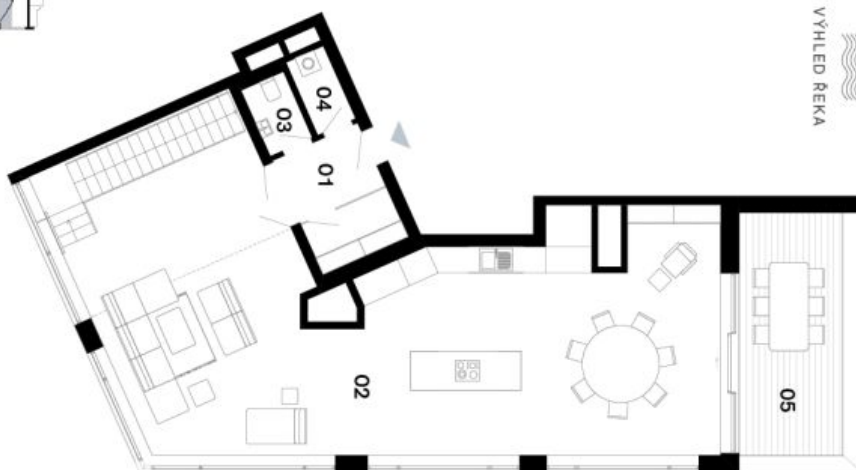
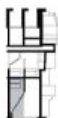
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VÝHLED REKA

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PARK VITKOV

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### Rohan City Penthouses

#### Penthouse Hortensie

MEZONET 3+kk

9. NP BUDOVA B6

Celková plocha 235,00 m<sup>2</sup>  
Podlahová plocha\* 203,20 m<sup>2</sup>

01 Vstupní hala 7,60 m<sup>2</sup>  
02 Obytný prostor 90,91 m<sup>2</sup>  
03 WC 1,83 m<sup>2</sup>  
04 Technická místnost 2,02 m<sup>2</sup>

Užitná plocha 102,36 m<sup>2</sup>

05 Terasa 15,90 m<sup>2</sup>

Na Perštýně 2, 110 00, Praha 1  
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info@rohancitypenthouses.cz  
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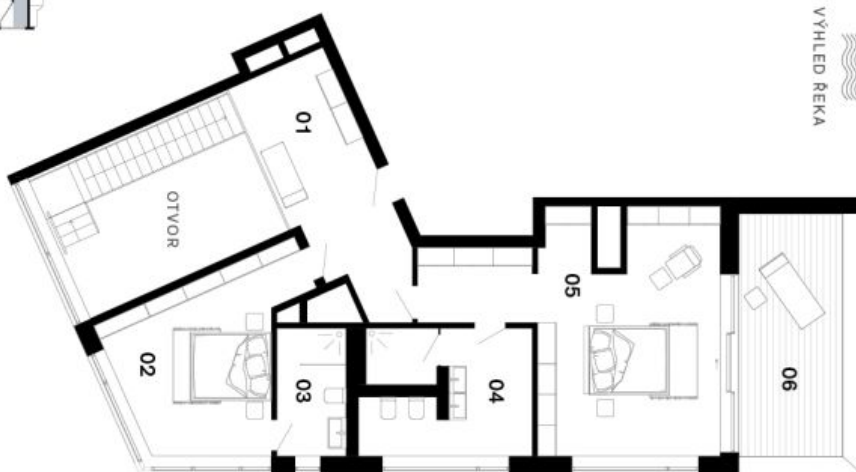
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1:150



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## Rohan City Penthouses

### Penthouse Hortensie

MEZONET 3+kk

10. NP BUDOVA B6

Celková plocha 235,00 m<sup>2</sup>  
Podlahová plocha\* 203,20 m<sup>2</sup>

01	Chodba	15,03 m <sup>2</sup>
02	Pokoj	17,10 m <sup>2</sup>
03	Koupelna	5,41 m <sup>2</sup>
04	Koupelna	12,47 m <sup>2</sup>
05	Ložnice	31,28 m <sup>2</sup>

Užitná plocha 81,29 m<sup>2</sup>

06 Terrasa 15,90 m<sup>2</sup>

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