



## Apartment Three-bedroom (4+kk)

Ask for price

217.2 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží





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Total area	388 m <sup>2</sup>
Floor area*	217 m <sup>2</sup>
Terrace	171 m <sup>2</sup>
Parking	4 parking spaces and 1 electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41607

**This spacious, air-conditioned Sancy penthouse with 170 sq. m. of terraces with unobstructed views is at the very top of one of the two buildings of the Diamanty Karlín residential project, designed by world-renowned architects Eva Jiříčná and Petr Vágner, which will become the new architectural landmark on Rohanský Island. It will offer all possible modern comforts, within walking distance of a golf club, many renowned Karlín gourmet establishments, and a full range of services. Completion is planned for Q2/2024.**

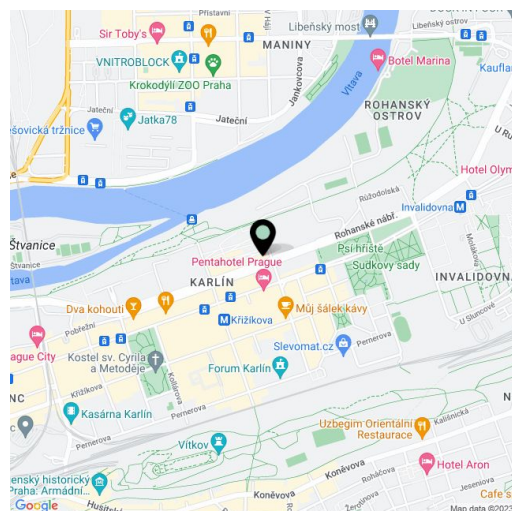
The carefully thought-out layout of the unit on the 8th and 9th floors, with an area of **217 sq. m. of interior space** and 170 sq. m. of terraces with a view of **the green Vítkov hill** will form a light and airy living space with a **double-height ceiling (5.9m)** and a **glass wall** blurring the boundaries between the outside and inside, an additional 3 bedrooms, 3 bathrooms, a separate toilet and an entrance hall. In addition to the living area, **the roof terrace** will also have space for a **garden**.

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 **4 garage spaces, a cellar and an electric car charging station**. 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 217.2 m<sup>2</sup>, terraces 170.5 m<sup>2</sup> (19.3 m<sup>2</sup>, 19.3 m<sup>2</sup> + roof terrace 131.9 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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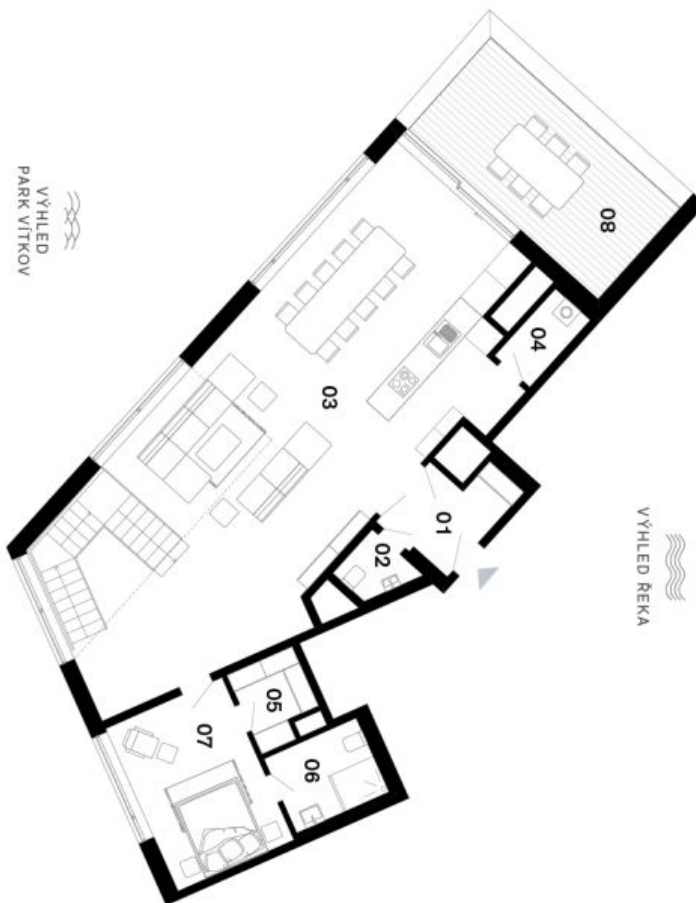
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\*Projekt Rohan City Penthouses je vyřizován přímo na míru. Všechny materiály a informace jsou podle orientace. Součástí kupní ceny jsou i nábytek. Celková podlahová plocha vřtu je včetně příloh a vnitřních nosných stěn de vialního nádrží 380/2013 53.

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### Rohan City Penthouses

#### Penthouse Sancy

MEZONET 4+kk

9. NP BUDOVA B6

Celková plocha 387,70 m<sup>2</sup>  
Podlahová plocha\* 217,20 m<sup>2</sup>

01	Vstupní hala	5,20 m <sup>2</sup>
02	WC	1,94 m <sup>2</sup>
03	Obytný prostor	90,91 m <sup>2</sup>
04	Technická místnost	2,54 m <sup>2</sup>
05	Šatna	2,02 m <sup>2</sup>
06	Koupelna	4,87 m <sup>2</sup>
07	Pokoj	13,16 m <sup>2</sup>

Užitná plocha		120,64 m <sup>2</sup>
08	Terasa	19,30 m <sup>2</sup>

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+420 257 328 281, +420 724 551 238  
info@rohancitypenthouses.cz  
rohancitypenthouses.cz



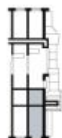
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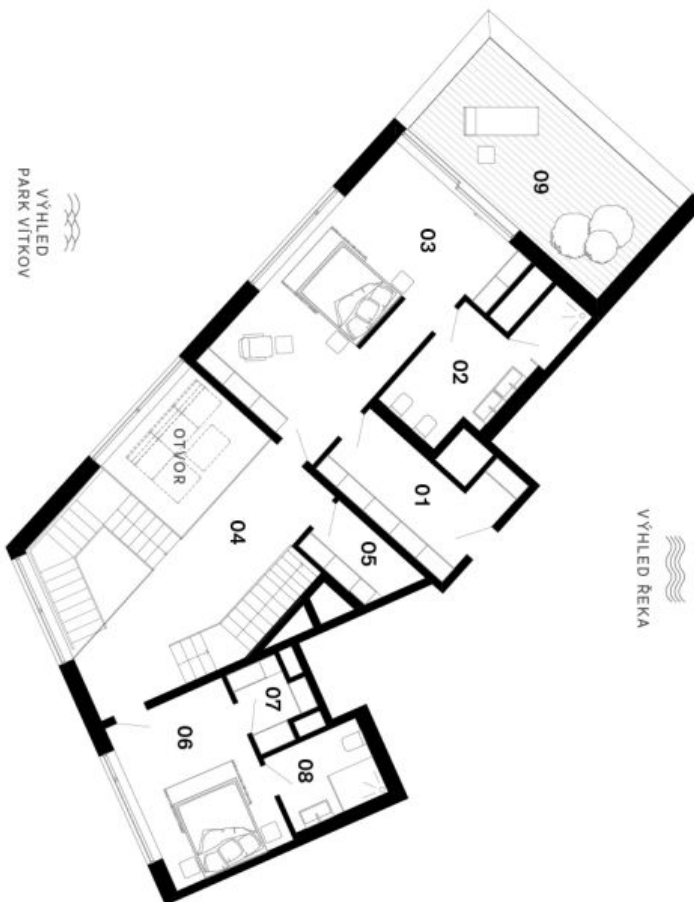
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### Rohan City Penthouses

#### Penthouse Sancy

MEZONET 4+kk

10. NP BUDOVA B6

Celková plocha 387,70 m<sup>2</sup>  
Podlahová plocha\* 217,20 m<sup>2</sup>

01	Šatna	8,96 m <sup>2</sup>
02	Koupelna	8,97 m <sup>2</sup>
03	Ložnice	28,52 m <sup>2</sup>
04	Chodba	18,13 m <sup>2</sup>
05	Šatna	3,77 m <sup>2</sup>
06	Pokoj	13,16 m <sup>2</sup>
07	Šatna	2,97 m <sup>2</sup>
08	Koupelna	4,87 m <sup>2</sup>

Užitná plocha		89,35 m <sup>2</sup>
09	Terasa	19,30 m <sup>2</sup>

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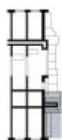
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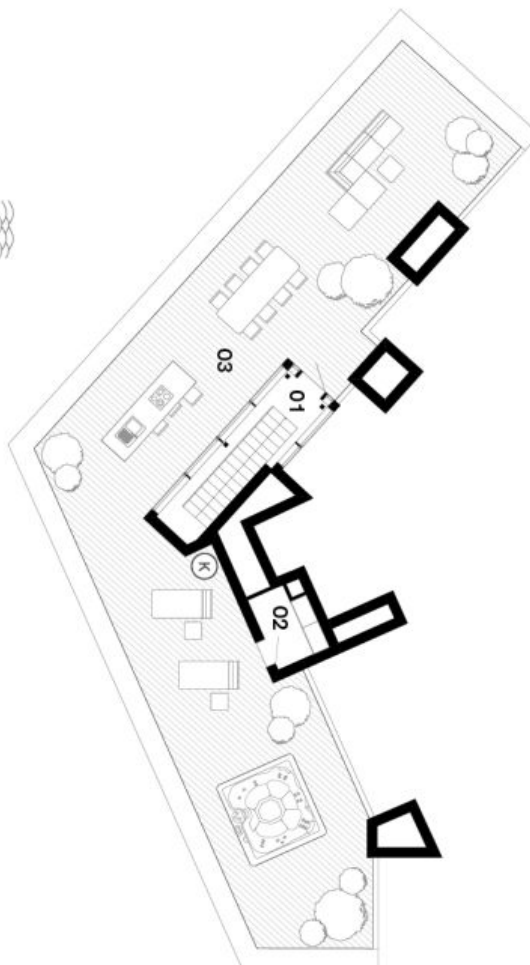
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### Rohan City Penthouses

#### Penthouse Sancy

MEZONET 4+kk

STŘECHA BUDOVA B6

Celková plocha 387,70 m<sup>2</sup>  
Podlahová plocha\* 217,20 m<sup>2</sup>

01 Skybox 1 1,16 m<sup>2</sup>  
02 Úklid 3,29 m<sup>2</sup>

Užitná plocha 4,45 m<sup>2</sup>

03 Terasa 131,90 m<sup>2</sup>

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