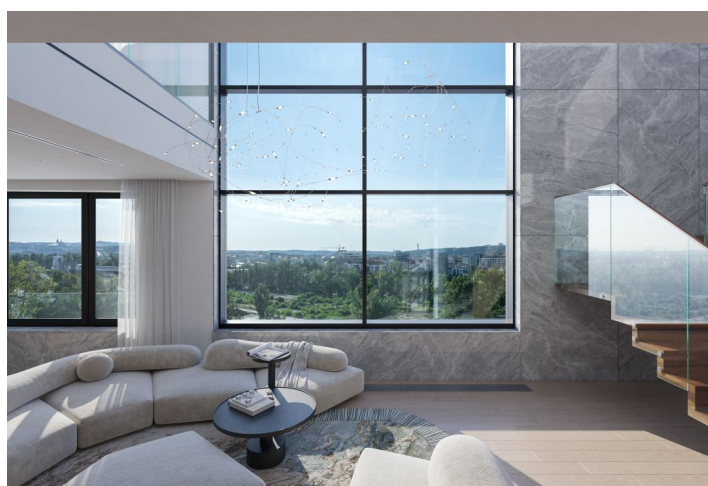
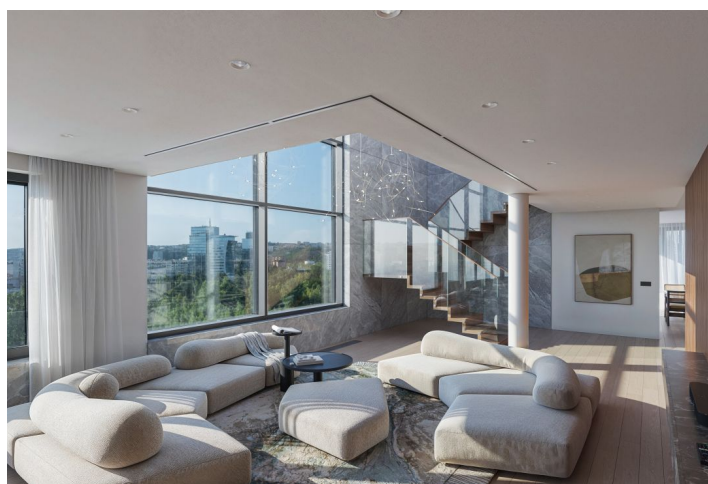




Apartment Four-bedroom (5+kk)

Ask for price

352.8 m², Prague 8, Karlín, Rohanské nábřeží



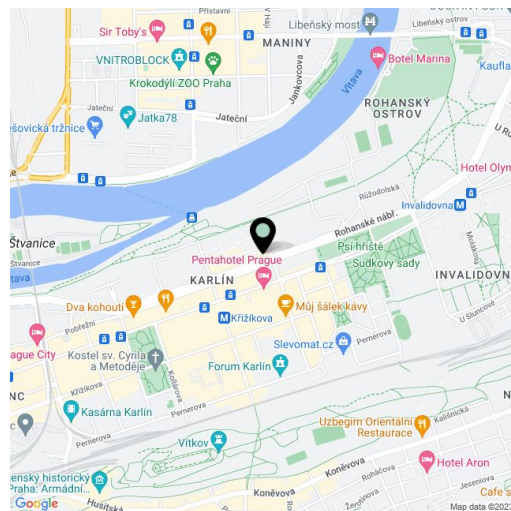


Apartment Four-bedroom (5+kk)

[Ask for price](#)

352.8 m², Prague 8, Karlín, Rohanské nábřeží

Total area	528 m²
Floor area*	353 m²
Terrace	176 m²
Parking	5 parking spaces + an electric car charging station
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41073



* 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.

The penthouse called Hope is the largest unit from the set of Rohan City Penthouses located on the top floors of the two Diamanty Karlín buildings, which will become a new landmark on Rohanský Island. The project from world-renowned architects Eva Jířichná and Petr Vágner will offer all possible comforts and be within easy reach of a golf club and many famous gourmet establishments. The apartment is in a state of white walls, leaving the buyer complete freedom to complete it according to their own taste and ideas.

The interior, with an incredible area of over 350 sq. m., will be divided into a main living space with a **double-height ceiling** (5.9m) and a **glass wall** blurring the boundaries between the outside and the inside, as well as 4 bedrooms, 3 bathrooms, 2 separate toilets, and an entrance hall. On the **roof terrace** with a view of the **Vltava River**, in addition to a seating area, there will also be 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 5 **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.

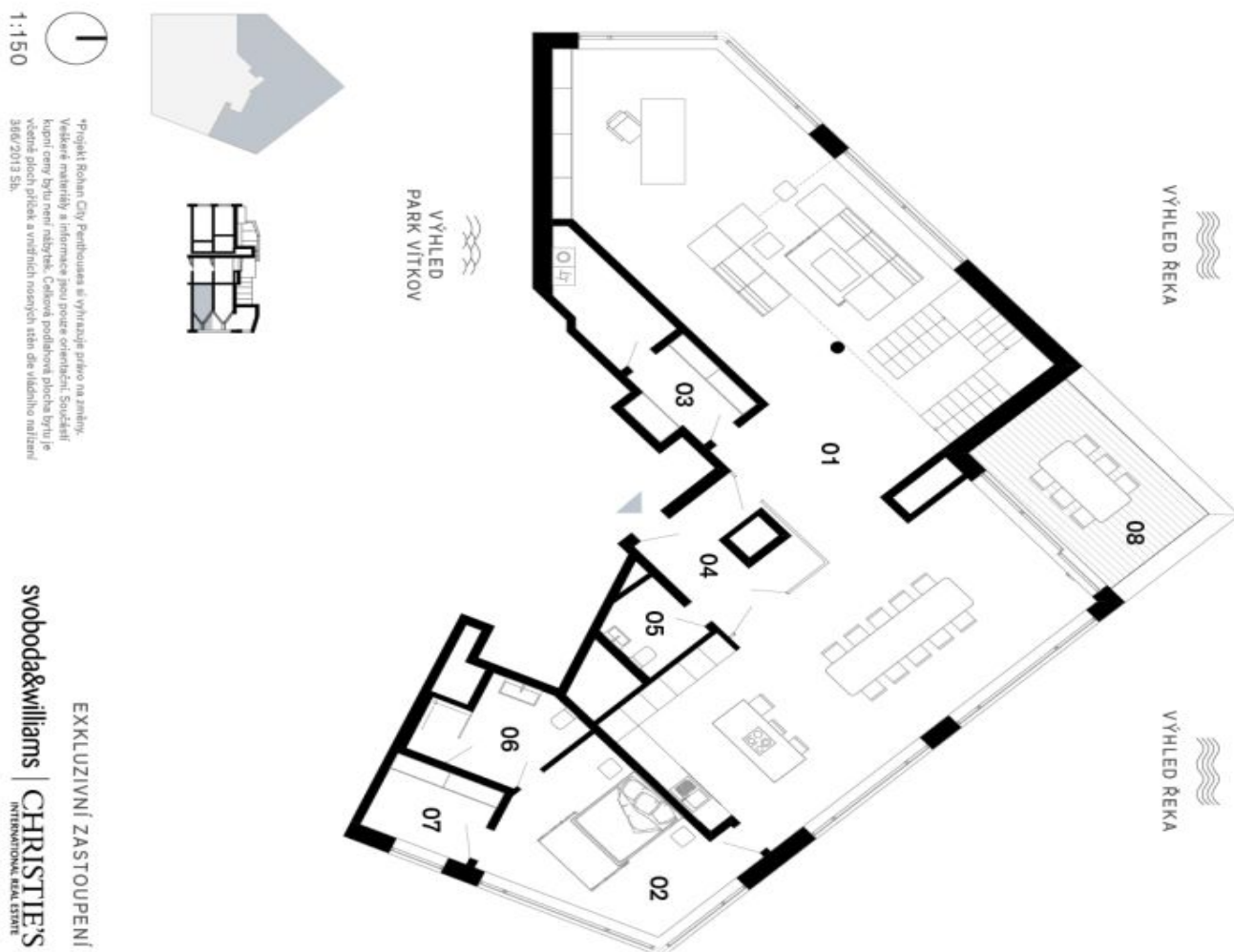
This until recently unused part of Rohanský Island in the popular **Karlín** district is currently undergoing an incredible transformation into a modern residential area with extensive green areas and a **promenade along the Vltava River** for pedestrians, runners, and cyclists. From Rohan City, it will 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 352.8 m², terraces 175.5 m² (15.6 m² + 15.3 m² + 16 m² + roof terrace 128.6 m²)

For more information, please visit the project website www.rohancitypenthouses.cz.

Ask for price

352.8 m², Prague 8, Karlín, Rohanské nábřeží



Penthouse Hope

MEZONET	5 + kk
9. NP	BUDOVA B5
Celková plocha	528,30 m ²
Podlahová plocha*	352,80 m ²
01	Obytný prostor
02	Pokoј
03	Šatna
04	Vstupní hala
05	WC
06	Koupeľna
07	Šatna
Užitná plocha	177,99 m ²
08	Terasa
	15,60 m ²

Na Peříně 2, 110 00, Praha 1
+420 257 328 281, +420 724 551 238
info@rohancypenthouses.cz
rohancypenthouses.cz

Ask for price

352.8 m², Prague 8, Karlín, Rohanské nábřeží

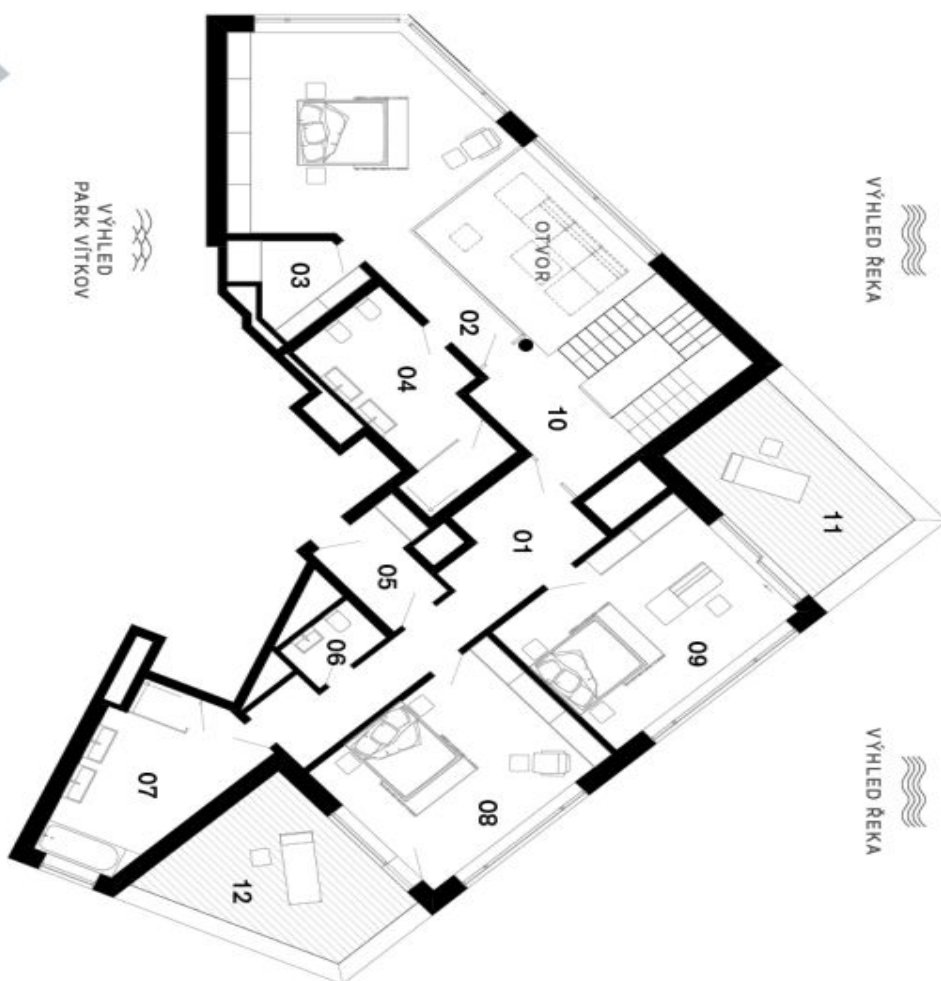


VÝHLED
PARK VÍTKOV

VÝHLED ŘEKA



VÝHLED ŘEKA



*Projekt Rolan City Penthousea si vyhradzuje pravo na zmeny. Všetchné materiály a informácie jsou pouze orientační. Součástí kupní ceny by tu neměly být. Celková podlahová plocha bytu je včetně plochy přilehlé a vnitřních nosných stěn dle vkladního návrhu 306/2013 Sb.

EXKLUZIVNÍ ZASTOUPENÍ
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Penthouse Hope

MEZONET		5 + kk
10. NP	BUDOVA B5	
Celková plocha		528,30 m ²
Podlahová plocha*		352,80 m ²
01	Hala	15,47 m ²
02	Ložnice	31,36 m ²
03	Šatna	4,76 m ²
04	Koupeľna	12,43 m ²
05	Technická miestnosť	4,96 m ²
06	WC	2,50 m ²
07	Koupeľna	13,65 m ²
08	Pokoje	20,89 m ²
09	Pokoje	21,50 m ²
10	Podesta	6,90 m ²
Užitná plocha		134,42 m ²
11	Terasa	15,30 m ²
12	Terasa	16,00 m ²

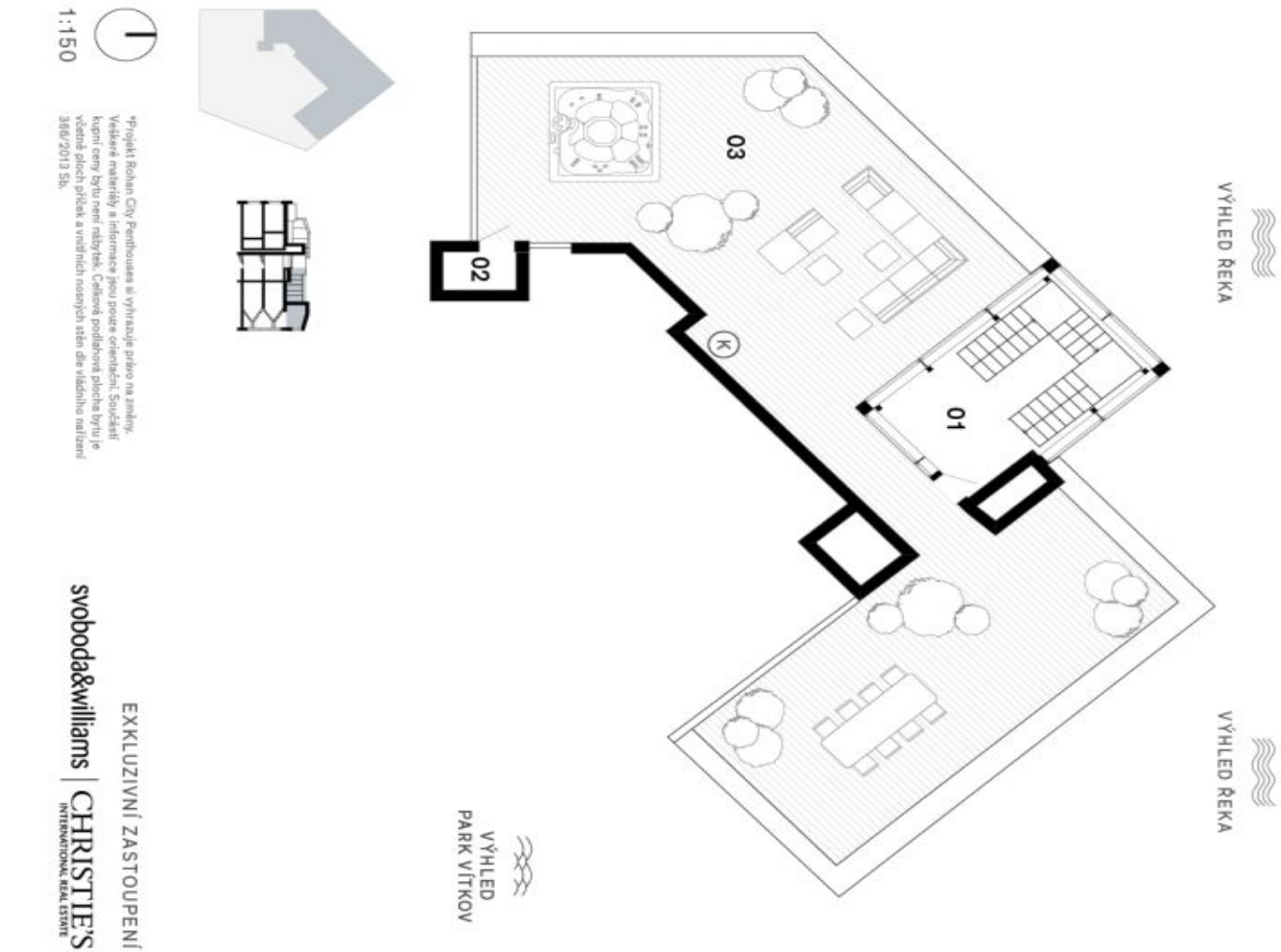
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Apartment Four-bedroom (5+kk)

Ask for price

352.8 m², Prague 8, Karlín, Rohanské nábřeží



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kopení ceny bytu není nábytek. Celková podlahová plocha bytu je
včetně plochy přílepk a vnitřních nosných stěn dle vložního náčrtu
386/2013 Sb.

Rohan City Penthouses

Penthouse Hope

MEZONET	5 + kk
STŘECHA	BUDOVA B5
Celková plocha	528,30 m²
Podlahová plocha*	352,80 m²
01 Skybox 2	7,01 m²
02 Úklid	1,77 m²
Užitná plocha	8,78 m²
03 Terasa	128,60 m²

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