



## Apartment Three-bedroom (4+1)

Sold

236 m<sup>2</sup>, Praha 8, Karlín, U Sluncové





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Total area	333 m <sup>2</sup>
Floor area*	236 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Terrace	84 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	101140

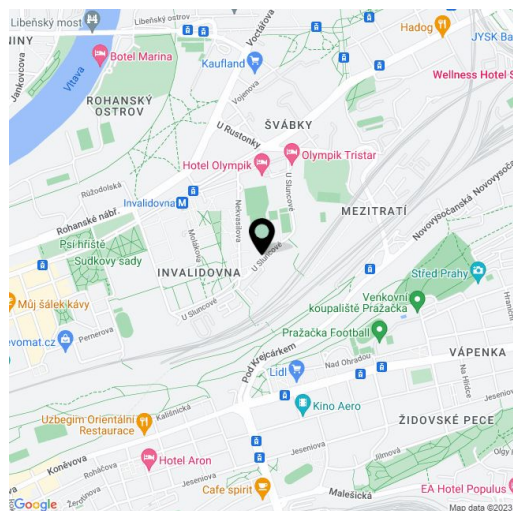
This unique apartment, full of light, with a terrace, panoramic views of the city, 2 garage parking spaces, and an elevator that goes directly to the unit, is located in the unique Sun Tower high-rise building in the modern part of the Karlín district in close proximity to the city center.

Its more than 200 square meters of living space, currently used as an office, consists of an **open living space**, a kitchen with a dining area, 2 large bedrooms, 2 bathrooms, a hallway, and a spacious hall with elevator access. From all rooms you can enter **the wraparound terrace with views of the surrounding area**; the corridor has access to a **terrace suitable for grilling and relaxation**.

The striking building, in which the **architect Bořek Šípek** also participated, was completed in 2011. There are 30 premium apartments spread out over 21 floors. Large-format windows can be shaded with **aluminum sunshades**. The apartment is air-conditioned, has a **videophone** and comes with **2 garage spaces** and a **cellar**. The building has a reception, round-the-clock security, and chip access; residents can use the **Finnish and infrared sauna**.

The building is conveniently located in a developing area near the city center. There are sports fields right next door—tennis courts or a driving range—and schools, shops, and other services are within easy reach; the large Krejčířek forest park is also nearby. Karlín also stands out for its number of cafes, bistros, and quality restaurants.

Floor area 236 m<sup>2</sup>, wraparound terrace 44 m<sup>2</sup>, terrace 39.9 m<sup>2</sup>, balcony 12.6 m<sup>2</sup>, cellar 1.5 m<sup>2</sup>.



\* 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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