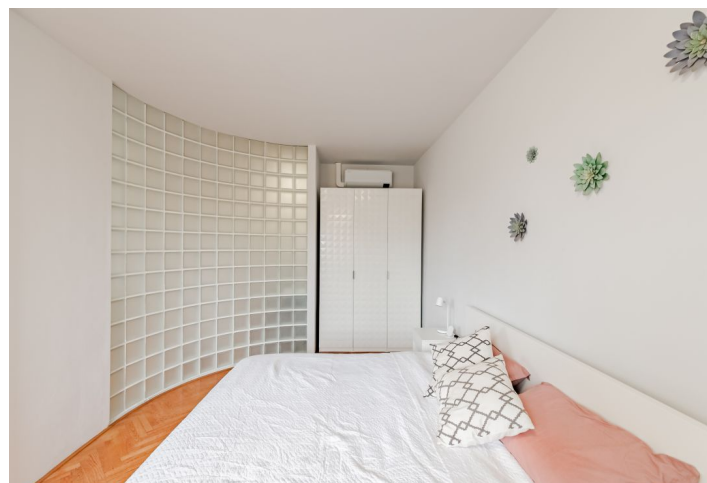




Apartment Three-bedroom (4+1)

Sold

133 m², Prague 8, Karlín, Sokolovská





Apartment Three-bedroom (4+1)

Sold133 m², Prague 8, Karlín, Sokolovská

Total area	140 m ²
Floor area*	133 m ²
Balcony	6 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	101748

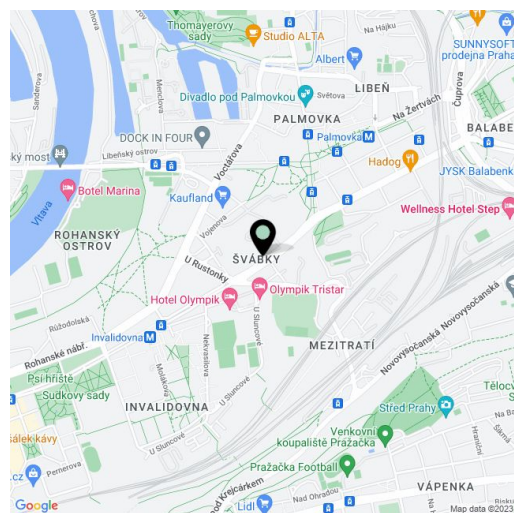
This bright, air-conditioned apartment with high ceilings, a balcony, and a freshly designed interior is located on the 3rd floor of a Functionalist building with an elevator in an attractive location in the wider city center, in Prague 8 – Karlín, a short distance from beautifully landscaped Karlín Square and the Křižíkova metro station. It is possible to rent a parking space in the inner courtyard.

The practical and at the same time variable layout consists of a spacious living room with access to the balcony, 3 rooms, a bathroom, 2 separate toilets, a closet, and a vestibule. The living room and 2 rooms are south-facing towards the street, and the 3rd (smallest) room, kitchen, and balcony are east-facing towards the courtyard.

The apartment has been **completely renovated**, paying the utmost respect to the preservation of its original craftsmanship elements. The kitchen is equipped with a **granite worktop** and **Bosch** appliances, and the bathroom with **Kaldewei** sanitary ware. The **refurbished casement windows** face the street, and the **new** ones the courtyard. The kitchen and bathroom have been completely renovated, and the **top-of-the-line dishwasher and washer-dryer** are new. The playful and practical children's rooms bear the signature of the **leading interior designer, who created them**. An **intelligent Samsung air-conditioning system** is installed in the apartment, and heating is provided by the central domestic gas boiler. Energy savings are ensured by new high-efficiency LED lights and smart radiator thermostats. The equipment includes a **smart door lock and smoke/CO detectors**. Large built-in wardrobes and cellar storage cubicles provide plenty of storage space. The excellently maintained building was built in 1939 by **the architect Josef Blecha Jr.** The **elevator** leads directly to the floors, each with only 2 apartments. The apartment owners' association receives **income from the rental of common areas**; it is possible to **rent a parking space in the courtyard**.

The unique district of Karlín offers everything you need for a comfortable life without the need to commute—schools, shops, quality restaurants, bistros, cozy cafes, medical services, sports facilities, and cultural activities. The building is located next to a tram stop and metro station, and the ride to the city center takes less than 5 minutes. **Rohanský Island** with a **bike path** or the **park on Vítkov Hill** are perfect for walks or bike trips.

Floor area 133.2 m², balcony 6.3 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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