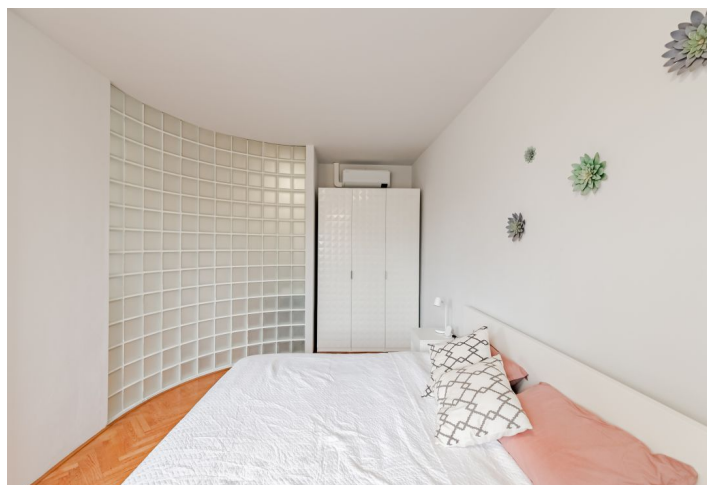




## Apartment Three-bedroom (4+1)

Sold

133 m<sup>2</sup>, Prague 8, Karlín, Sokolovská





## Apartment Three-bedroom (4+1)

**Sold**133 m<sup>2</sup>, Prague 8, Karlín, Sokolovská

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

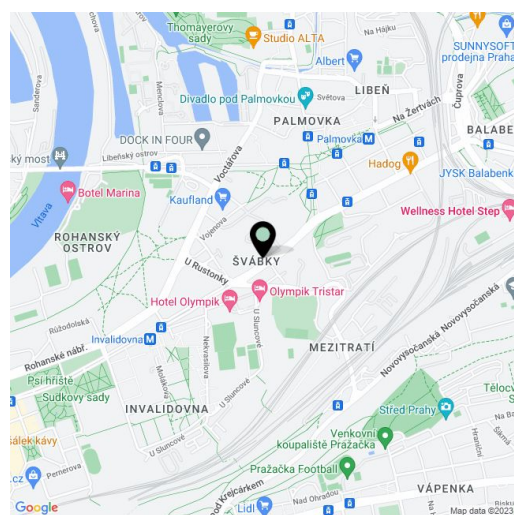
This bright, air-conditioned apartment with high ceilings, a balcony, and a freshly designed interior is located on the 3rd floor of a Functionalist building with an elevator in an attractive location in the wider city center, in Prague 8 – Karlín, a short distance from beautifully landscaped Karlín 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 m<sup>2</sup>, balcony 6.3 m<sup>2</sup>.



\* 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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Sold

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