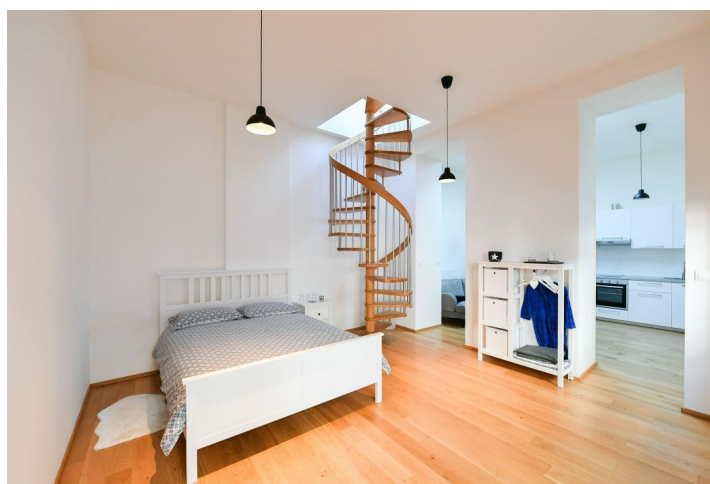
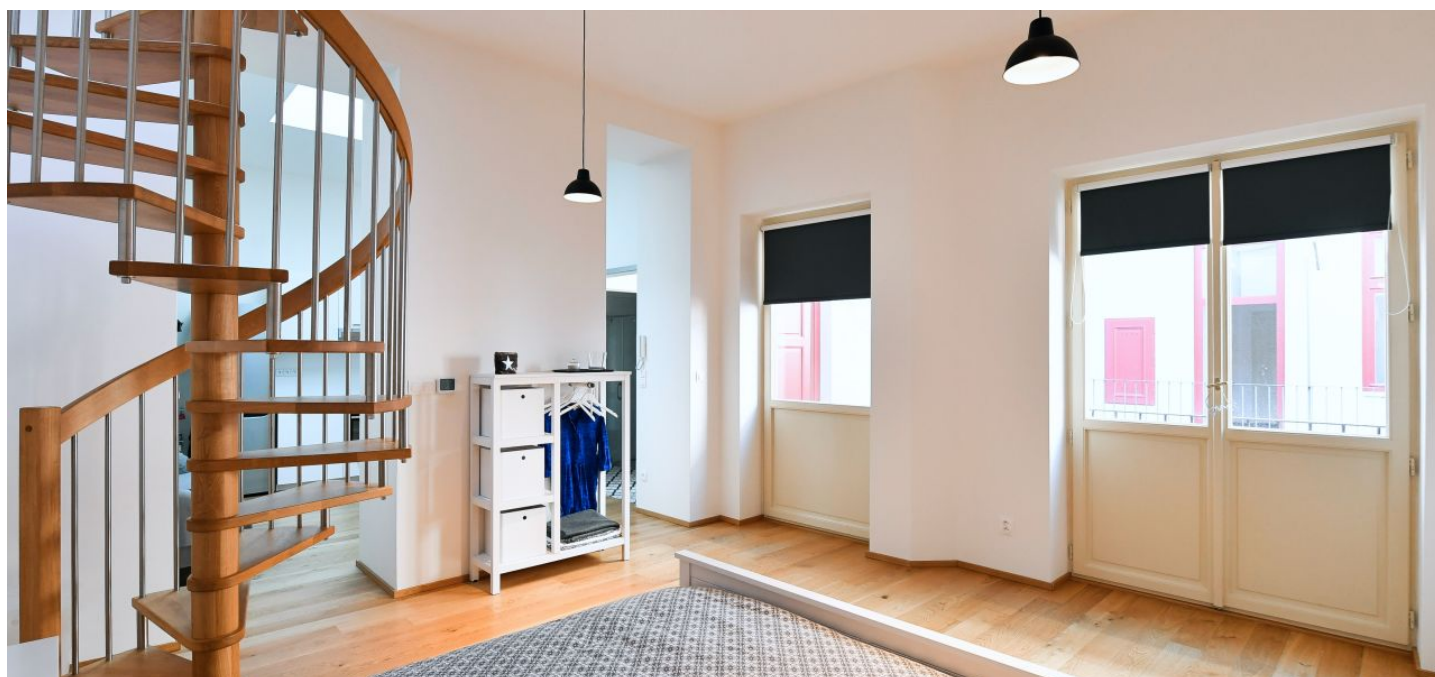




## Apartment Studio (1+kk)

47.3 m², Prague 8, Karlín, Prvního pluku

€ 319 936 | CZK 8 000 000





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47.3 m², Prague 8, Karlín, Prvního pluku

€ 319 936 | CZK 8 000 000

Total area	90 m²
Floor area*	47 m²
Terrace	43 m²
Parking	-
Cellar	3 m²
Reference number	102993

**Airy semi-residential unit with a large southwest-facing terrace in a completely reconstructed historical building with a courtyard terrace in the popular Karlín district, located on a side street in close proximity to the city center and the Florenc transfer metro station, near the new Štvanice footbridge or the park on Vítkov Hill.**

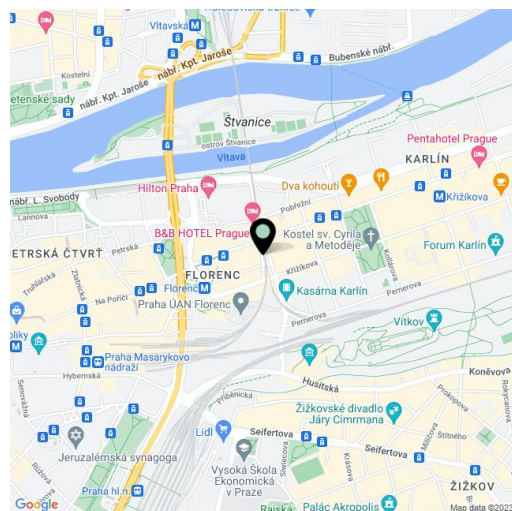
The area of the 1st floor unit in the rear section of the building consists of a kitchen, a bedroom, an entrance hall, and a bathroom with a toilet. A spiral staircase leads from the bedroom to **the almost 50-meter rooftop terrace**; the windows and terrace face the **courtyard**.

**The late Classicist building** built according to the designs of Johann Maximilián Heger was **completely renovated** in 2018, and the offered unit has been minimally used. Floors and windows are **wooden**, and windows can be shaded with textile blinds. The unit comes with **a cellar storage unit**. No elevator.

An attractive place on the border of **Karlín** and **New Town** with everything you need at your fingertips and excellent transport accessibility. The neighborhood is full of cafes, restaurants, bistros, and shops, and the dominant feature of the district is the beautifully renovated **Negrelli viaduct**. The **Florenc** metro transfer station and tram stop, as well as the international bus terminal, are literally a few steps away. The gradually revitalized **Rohan Island** with **a bike path** or a **vast park** with **impressive views** of the city provide opportunities to relax in the greenery.

Floor area 44.6 m², terrace 42.6 m², cellar 2.5 m².

The unit is zoned as a studio. Subject to special legal conditions.



\* 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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