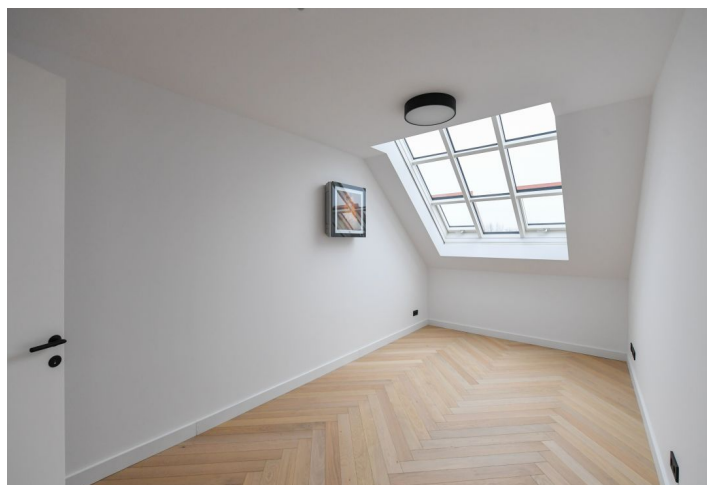
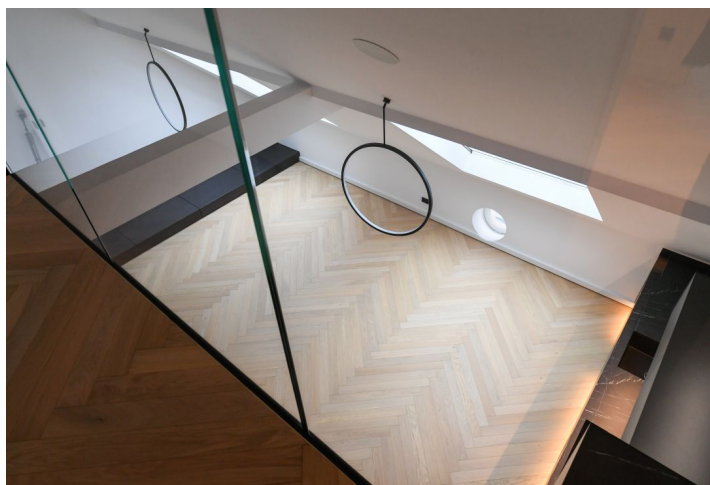
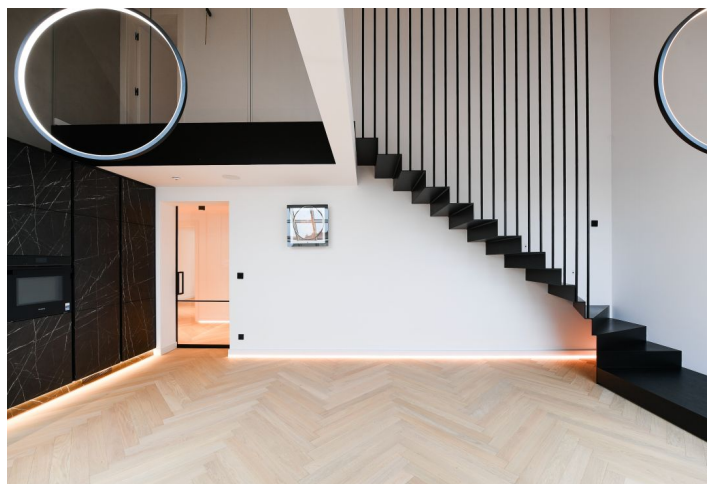
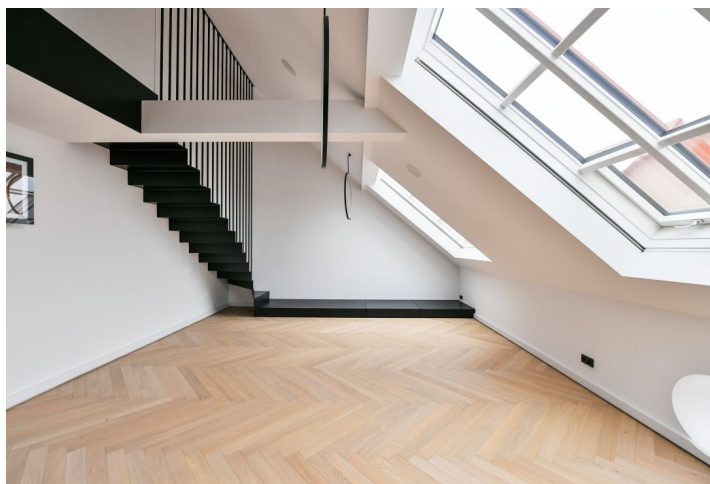




## Apartment Three-bedroom (4+kk)

€ 1 361 851 | CZK 33 985 000

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





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Total area	192 m <sup>2</sup>
Floor area*	183 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	106817

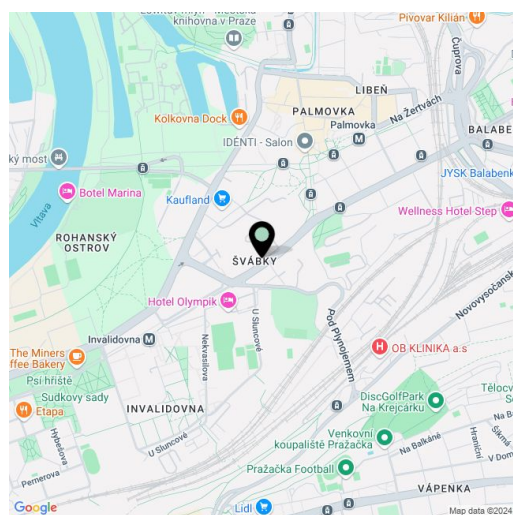
This new air-conditioned duplex apartment with a terrace, sauna, and interior designed by a renowned architectural studio is located on the top floors of a corner Art Nouveau building in the popular Karlín district, known for its vibrant cultural life and diverse dining scene.

On the entry level (5th floor), there is a spacious and bright living room with an open plan kitchen, two bedrooms, a bathroom, a separate toilet, and a large entrance hallway. The attic, accessible via stairs from the living room, includes a large bedroom with a terrace, a bathroom, a sauna, a hallway, and a gallery. The terrace faces the courtyard.

The high-standard facilities include light oak parquet floors, studio windows, a custom-made kitchen equipped with Siemens appliances, air-conditioning, tall flush doors, elements made from exclusive materials, and a Loxone smart home system to control security, underfloor heating, shading, lighting, and the audio system. The building has a renovated facade, roof, a new elevator, and refurbished common areas.

The vibrant Karlín district offers everything needed for a fulfilling life. Nearby, you'll find restaurants, cafes, schools, and shops. The connection to the city center is easy and quick, either by metro or tram, as well as by bike or scooter. The nearby park on Vítkov Hill invites is perfect for walks and outdoor sports, a safe bike path runs across Rohanský Island, and a golf club is within walking distance.

Floor area 183.3 m<sup>2</sup>, terrace 8.2 m<sup>2</sup>.



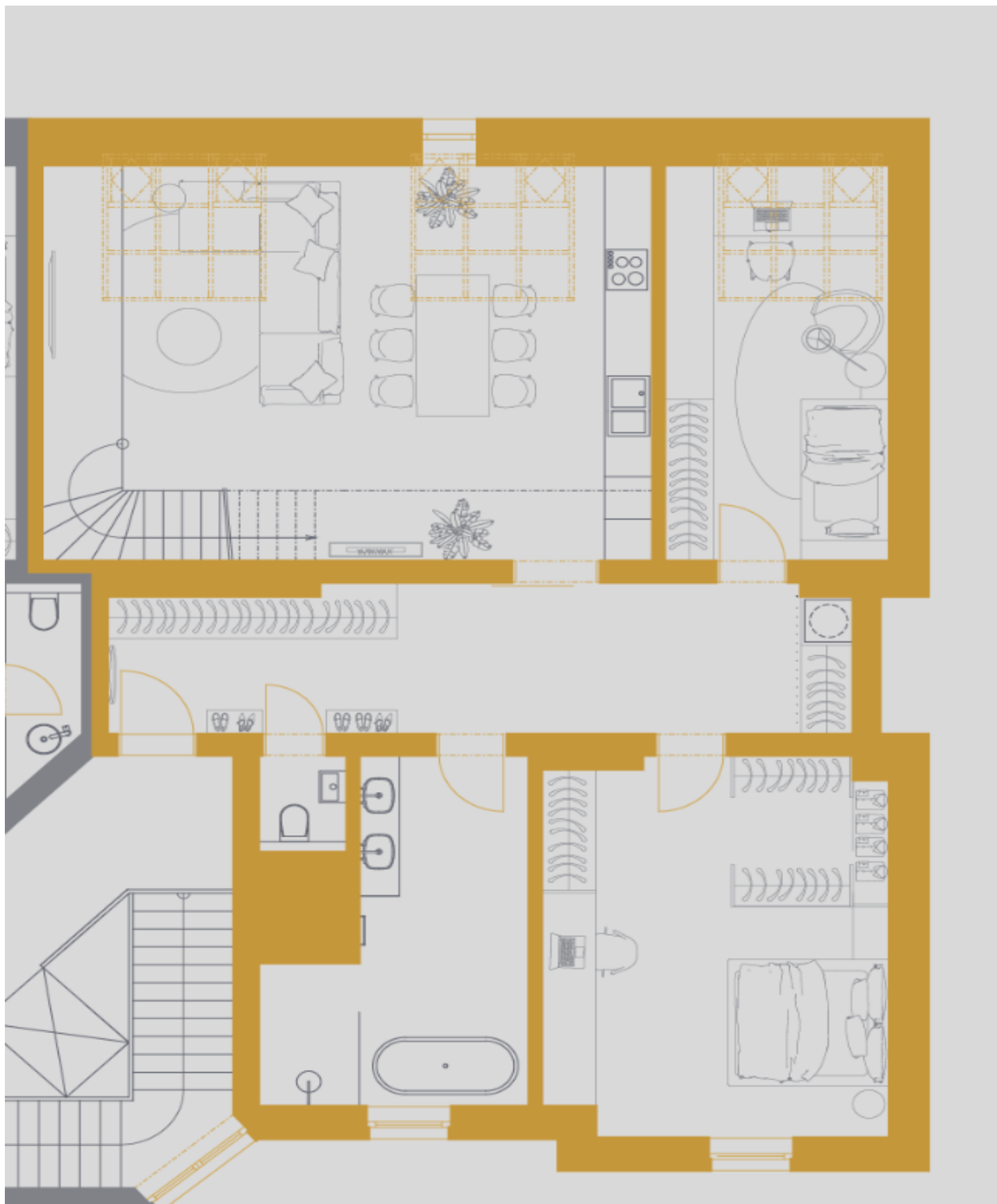
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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