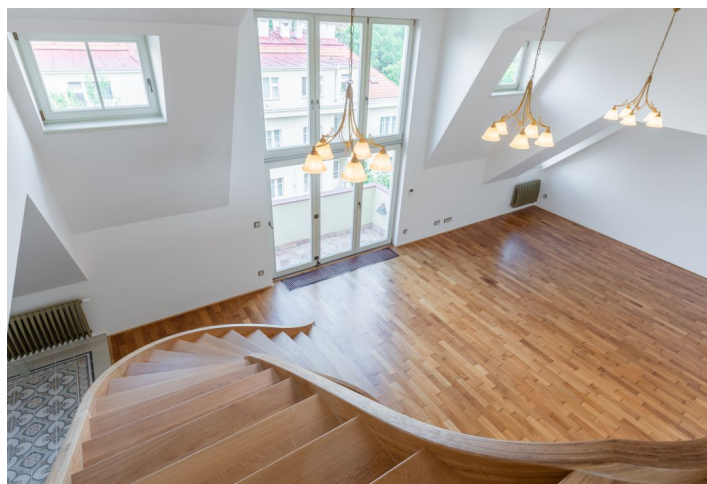




## Apartment Four-bedroom (5+kk)

Sold

211.6 m<sup>2</sup>, Prague 8, Karlín, Na Střelnici





## Apartment Four-bedroom (5+kk)

**Sold**211.6 m<sup>2</sup>, Prague 8, Karlín, Na Střelnici

Total area	260 m <sup>2</sup>
Floor area*	212 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 600 CZK monthly
PENB	C
Reference number	27685

**This air-conditioned duplex apartment boasting two terraces is close to a park and yet has excellent access to the center. The apartment is unique due to its designer facilities and top quality materials.**

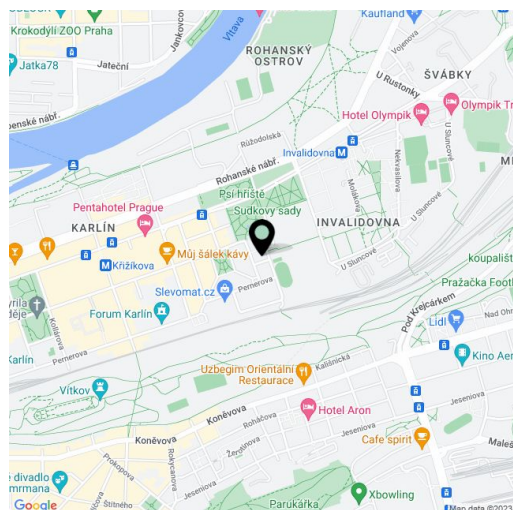
The apartment is located on the 4th and 5th floors of an Art Nouveau building with an elevator. The entrance level of the apartment is dominated by a bright living room with a kitchen area and balcony. With an area of 70 sq. m., a double height ceiling, and large-format windows, it creates a feeling of unlimited space. The main bedroom has a walk-in wardrobe, private bathroom, terrace, and **preparation for a gas fireplace**. On the same floor, there is a bathroom, a bedroom with a balcony, a utility room, and a laundry room.

The upper floor consists of two bedrooms, a bathroom with a sauna, and a **large terrace with a preparation for a Jacuzzi**. The terrace is accessible from both bedrooms.

Top level equipment includes **SMEG** kitchen appliances (e.g. large gas stove and wine fridge), Spanish and Italian tiles, **pink Brazilian quartzite on the terraces**, hardwood parquet floors, an Italian oak staircase, designer bathroom equipment, custom-made interior and entrance doors, **Via Dese Italian lighting**, a Buderus gas boiler, Viadrus cast iron radiators, and a Jablotron alarm system connected to a security agency.

The building is located in a quiet green area, right across from Kaizlovy Park with a children's playground. A metro station is 500 meters away, and a tram stop with several direct connections to the city center is 250 meters away. A few steps from the house is a kindergarten and elementary school. The ever-expanding district offers a vibrant cultural and social life, many stylish bistros, cafés, and restaurants, and the multifunctional Forum Karlín space.

Floor area 211.6 m<sup>2</sup>, terrace 30.3 m<sup>2</sup> and 17.6 m<sup>2</sup>, balcony 2.1 m<sup>2</sup> and 1.2 m<sup>2</sup>.



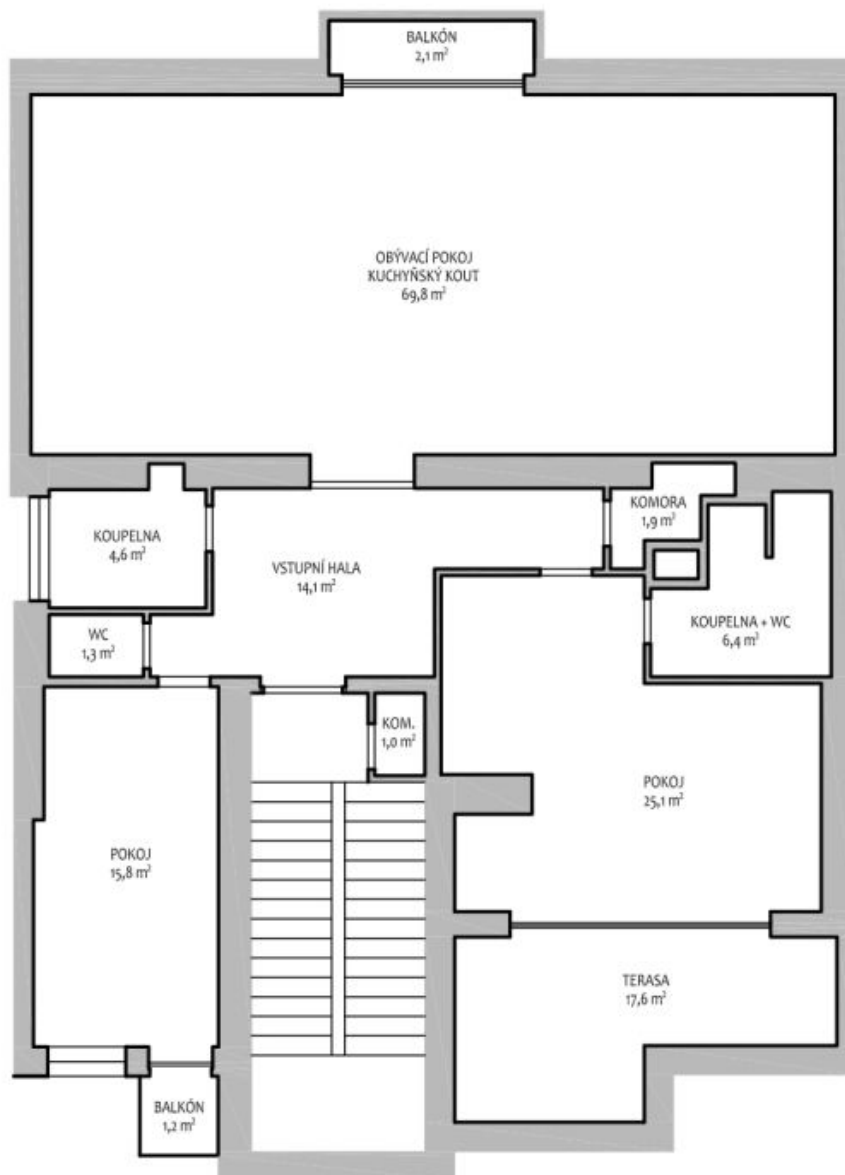
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Four-bedroom (5+kk)

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Sold

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