



## Apartment Studio (1+kk)

42 m<sup>2</sup>, Praha 8, Karlín, Lyčkovo náměstí

Sold





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Total area	46 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	1 499 CZK monthly
PENB	D
Reference number	33003

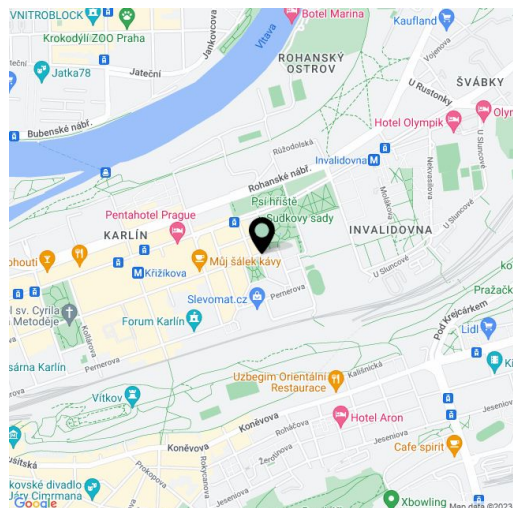
This recently completed bright apartment with a courtyard balcony is located on the 4th floor of a precisely and sensitively restored Art Nouveau building from 1906, situated on a quiet park-like square. A popular location near the center of Karlín with a perfectly functioning infrastructure and plenty of green spaces.

The original layout was initially 1-bedroom, now it is a studio. The kitchen is divided into dining, sleeping, and living areas, with access to the **southwest-facing balcony**. There is an entrance hall and a bathroom.

The apartment was finished during the complete reconstruction of the building, the warranty (for equipment in the developer's standard) is valid until January 31st, 2020. The standard includes **wooden floors** from the Norwegian Boen brand, Peronda **Spanish mosaic tiles**, **underfloor heating** in the lobby and bathroom, **Villeroy & Boch** sanitary ware, a **Hüppe** shower, and security entry doors (class 3). The **wooden windows** are replicas of the originals and the apartment has electric heating. The building has been completely renovated and now includes an elevator.

The location provides everything you need for comfortable urban living. There are plenty of cafés, bistros, restaurants, and sports facilities in the immediate vicinity. It is close to the **Forum Karlín** multifunctional cultural center and several parks, the largest of which is on Vítkov hill. There are **bike paths** in the area, and the **Marina Golf Club** is nearby. The center can be reached within a few minutes by metro, tram, or on foot.

Floor area 42.3 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 5.2 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.