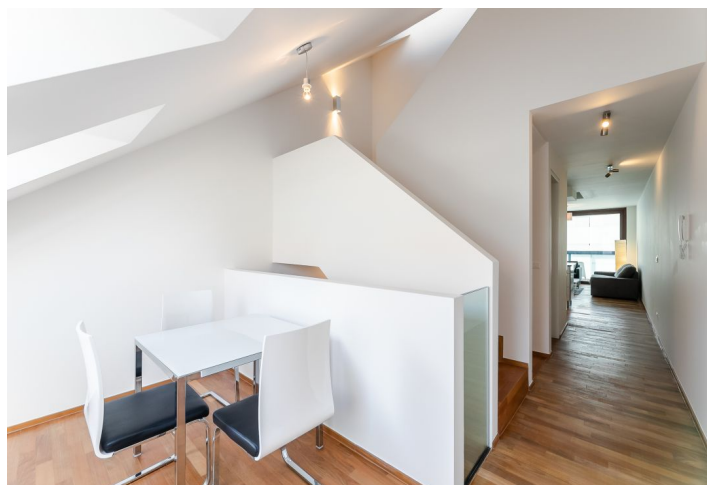




## Apartment Three-bedroom (4+kk)

Sold

119 m<sup>2</sup>, Prague 8, Karlín, Šaldova





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**Sold**119 m<sup>2</sup>, Prague 8, Karlín, Šaldova

Total area	133 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	600 000
Cellar	Yes
PENB	C
Reference number	33957

This generously apportioned apartment ideal for urban family living is located on the 4th-6th floors of a former granary building from the 19th century, which was uniquely transformed by Viennese architects into an elegant and airy living space. The attractive location of Karlín provides quick access to the city center, complete infrastructure, and proximity to greenery.

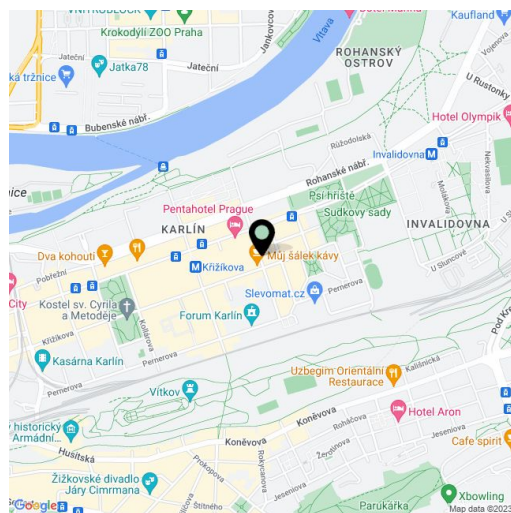
On the entry level of this three-level loft (entered on the 4th floor), there are 2 bedrooms, a bathroom, a dressing room, a vestibule, and a staircase. On the mezzanine (5th floor), there is a living room with a kitchen and a southwest-facing loggia, a work corner, a toilet, and a staircase. The top floor (6th) consists of a master bedroom with a bathroom, a dressing room, and a **terrace**.

The facilities include **wooden floors**, replicas of the original wooden windows facing the street side, and large-format windows facing the **garden**. The custom-made kitchen boasts a **stone worktop** and built-in appliances. Central gas heating. The building is made safe by **nonstop security** and a camera system. The purchase price includes a **guarded garage and cellar**, and residents will have access to a **private enclosed garden**.

The residence is located on a quiet side street directly below **the park on Vítkov Hill**. The multifunctional **Forum Karlín** complex with a gourmet restaurant, a kindergarten and elementary school, a pharmacy, and a supermarket are in close proximity. The surrounding area offers a wide range of cafes, bistros, and restaurants, and all other services. The Křižíkova metro station and tram stop is a few steps from the house; **the ride to the city center takes less than 5 minutes**. The location is made even more pleasant by the amount of landscaped greenery, proximity to parks, and plenty of bike trails.

Interior 118.63 m<sup>2</sup>, loggia 7.28 m<sup>2</sup>, terrace 7.36 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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