



## Apartment Studio (1+1)

50 m<sup>2</sup>, Prague 8, Karlín, Vítkova

Sold





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Total area	50 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 777 CZK monthly
PENB	G
Reference number	35704

This classic apartment with east-facing windows overlooking a large tree is located on the upper ground floor of an Art Nouveau apartment building near the city center on the border of New Town, Karlín, and Žižkov. A nicely landscaped, quiet one-way street leads close to the park, and the Florenc bus station and metro transfer station are just a 5-minute walk away.

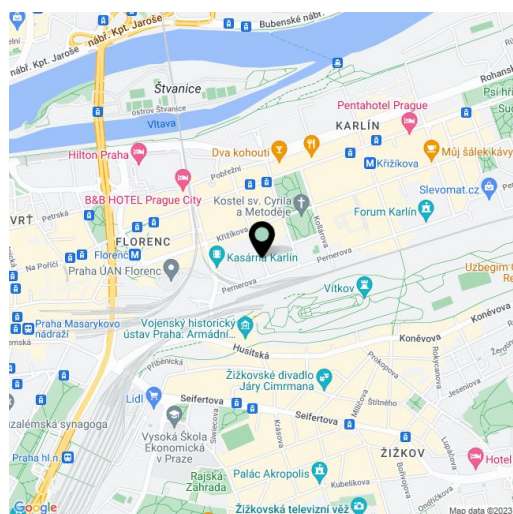
The apartment area is divided into a living kitchen, a walk-through room, a bathroom, a separate toilet, and a hall.

The interior is suitable for reconstruction. Facilities include **wooden casement windows**, tiles, and laminate floors. Heating is by gas WAW radiators; hot water by a boiler.

Standing away from the main busy streets, the building is **easily accessible** by public transport (tram, metro, and bus), the city center can be reached on foot or by bike. There are shops, restaurants, and cafes in the area. A **park and bike trails** are also nearby.

Interior 49.6 m<sup>2</sup>. Cooperative ownership. Anuity has been paid

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.