



## Apartment Three-bedroom (4+1)

133.2 m<sup>2</sup>, Praha 8, Karlín, Sokolovská

Ask for price





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Total area	140 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	41806

This bright, stylish apartment with high ceilings has been furnished by an interior designer. It is located on the 3rd floor of a Functionalist building with an elevator. An attractive location in the wider center in Prague 8 - Karlín, close to the beautifully landscaped Karlínské Square and the Křižíkova metro station. Possibility to rent a parking space.

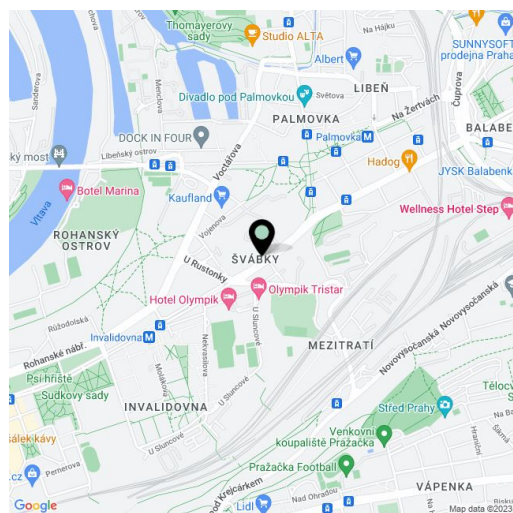
The practical and at the same time variable layout consists of a spacious living room, a separate kitchen, 3 bedrooms, a bathroom, a separate toilet, a closet, and a vestibule. The living room and 2 rooms are south-facing towards the street, and the 3rd (smallest) room, kitchen, and balcony are east-facing towards the courtyard.

The apartment has been completely renovated with a maximum respect for the preservation of its original craftsmanship. The kitchen is equipped with a **granite worktop** and Bosch appliances, and the bathroom with Kaldewei sanitary ware. The **refurbished casement windows** face the street, and **new ones** the courtyard. Large built-in wardrobes and the **cellar storage unit** provide plenty of **storage space**. The playful and practical children's rooms showcase the signature style of the leading **interior designer** who created them. Heating is from the central gas boiler. The building was built in 1939 according to the designs of architect Josef Blecha Jr., who comes from a successful family of architects and builders. **The elevator** leads directly to the floors, and there are only 2 apartments per floor. The apartment owners' association has revenue from the **lease of the common areas**. It is possible to rent a garage or a parking space in the courtyard.

The unique district of Karlín offers everything you need for a comfortable life without the need to commute—schools, shops, quality restaurants, bistros, cozy cafes, medical services, sports facilities, and cultural activities. The building is located next to a tram stop and metro station, and the way to the city center is less than 5 minutes. **Rohanský Island** with a **bike path** or the **park on Vítkov Hill** are perfect for walks or biking trips.

Interior 133.2 m<sup>2</sup>, balcony 6.3 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.