



## Apartment Three-bedroom (4+kk)

Sold

106.4 m<sup>2</sup>, Prague 8, Karlín, Urxova





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Total area	110 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 466 CZK monthly
PENB	G
Reference number	43709

This designer furnished apartment in a purist style with high ceilings and a balcony is part of an Art Nouveau apartment building with only 9 units. A beautiful place in Karlín near Lyčkovo Square with a landscaped park and Kaizlovy Sady Garden.

The 4th floor apartment consists of a living room/study, a kitchen, a master bedroom with an en-suite bathroom (shower, sink, toilet) and balcony facing the courtyard with mature trees, a children's room with elevated beds, a walk-in closet, and a bathroom (shower, double sink, and toilet), a closet, and an entrance hall.

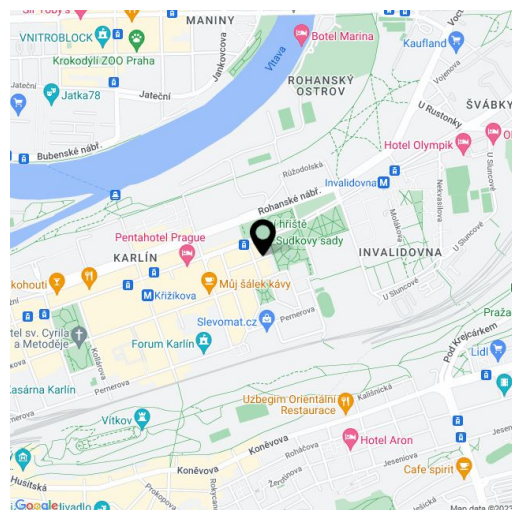
The boutique building with an elevator and a decorative facade and the apartment itself were completely renovated in 2016. The interior is illuminated by a number of new wooden casement windows. Facilities include wooden parquet and marmoleum floors; the bathrooms are tiled and have underfloor heating. A large amount of built-in storage space. Junkers gas boiler. The apartment comes with a large cellar storage unit.

The popular Karlín district with its tree-lined streets, carefully landscaped squares, and interesting mix of classical architecture with state-of-the-art residential and office buildings offers rich cultural activities, quality places to eat, and quick access to the city center by metro, tram, scooter, and bicycle. Not far from the building are cozy cafes, trendy bistros, and ethnic restaurants, as well as shops including a supermarket, kindergarden, elementary school, or the Forum Karlín multifunctional space. You can go for a walk in the park on Vítkov Hill or Rohan Island, and by bike it is possible to quickly connect to the bike path along the Vltava or Rokytkva rivers.

The apartment is listed as 2-bedroom in the Declaration of the Owner.

Interior 106.4 m<sup>2</sup>, balcony 3.2 m<sup>2</sup>, cellar 13 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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