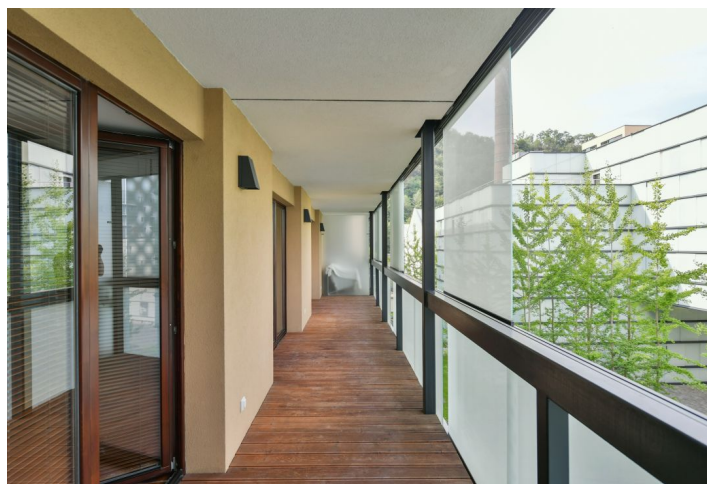




Apartment Two-bedroom (3+1)

Sold

111 m², Prague 8, Karlín, Šaldova





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Total area	140 m ²
Floor area*	111 m ²
Loggia	29 m ²
Parking	800 000 CZK
Garage	Yes
Cellar	Yes
Service price	9 807 CZK monthly
PENB	C
Reference number	43893

This premium duplex apartment with two bathrooms and two loggias is located on the 2nd and 3rd floors of the award-winning Cornlofts Šaldova residential complex. This completely renovated industrial building was created in 2009 through the conversion of a former granary from the 19th century according to the designs of the world-famous Baumschlager – Eberle architectural studio.

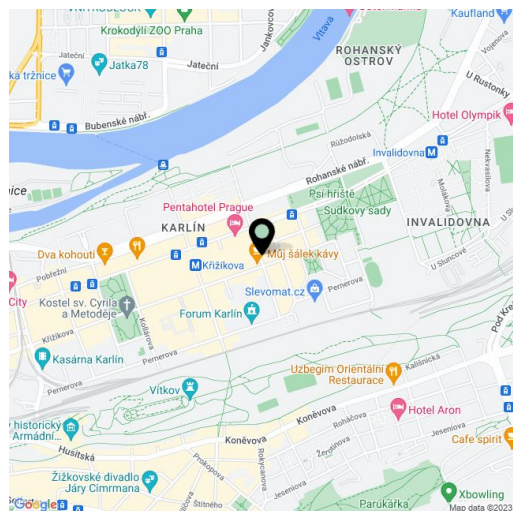
On the entrance level (2nd floor) of the airy apartment is a **large hall with built-in wardrobes**, a master bedroom with a bathroom (shower), a second bedroom, and a separate bathroom with a bathtub and toilet. The **spacious loggia** is accessible from the hall and both bedrooms. The duplex apartment's lower floor (3rd floor) consists of a living room with a **second smaller loggia**, a fully equipped kitchen with a dining area, a storage closet, and a toilet with utility facilities.

The apartment has an elegant design and quality facilities. The **kitchen is fully equipped** with a wine cellar - all **Siemens appliances**. The apartment has **wooden floors** combined with tiles. All windows face the quiet and well-maintained courtyard. The building is covered with a glass facade, which also **regulates the amount of shading** and, thus, the privacy on the loggias and in the living rooms.

Residents can use the **private enclosed garden**. The safety of the entire complex is ensured by a **24-hour security and a camera system**. The purchase price includes a **guarded garage and a cellar**.

The attractive location of Karlín provides **quick connections to the city center**, a complete infrastructure, and proximity to greenery. The Křižkova metro station and tram stop are only a 3-minute walk away. In the immediate vicinity is a kindergarten and elementary school, famous restaurants, cafes, and bars, shops, historical monuments, and cultural facilities. The location is made even more pleasant by the amount of landscaped greenery, the **proximity of several parks, and a network of bike paths**.

Floor area 110.71 m², loggias 21.70 m² and 7.22 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.