

## Apartment One-bedroom (2+kk)

€ 1 200 | CZK 30 000

46.9 m<sup>2</sup>, Prague 8, Karlín, Sokolovská



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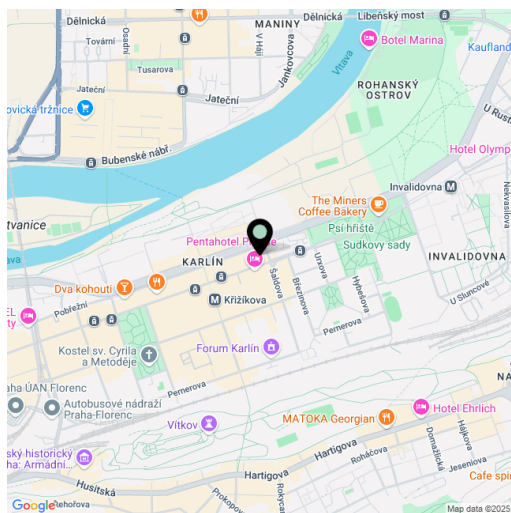
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Total area	50 m <sup>2</sup>
Floor area*	47 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,500 + CZK 800 garage parking. Electricity is billed separately.
PENB	B
Reference number	107989
Available from	Immediately

This brand-new unfurnished air-conditioned apartment with an enclosed balcony is on the 2nd floor of the **ICONIK Residence** - a recently built residential building with an elevator, situated near two parks, close to the **Vltava riverbank**. Located in the highly sought-after district of **Karlín, Prague 8**, with rich amenities, full services, and the **Karlín business center** in the immediate neighborhood, and with very quick access to the city center, just a few steps from the **Křižíkova metro station and tram stop**.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, a bedroom with a built-in wardrobe, a bathroom with a bathtub, a separate toilet, and an entrance hall with a built-in wardrobe. The **enclosed balcony** is accessible from both main rooms.

**Air-conditioning, heat recovery ventilation, hardwood floors**, tiles, security entry door, automatic exterior blinds, central heating, washer/dryer, dishwasher, microwave oven, video entry phone, **cellar**. South-facing. A **garage parking** space is available at CZK 3,000.



\* 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.