

Apartment Three-bedroom (4+kk)

Sold

118.73 m², Prague 8, Karlín, Šaldova



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|------------------|--------------------|
| Total area | 171 m ² |
| Floor area* | 119 m ² |
| Terrace | 40 m ² |
| Loggia | 12 m ² |
| Parking | 400 000 |
| Garage | Yes |
| Cellar | Yes |
| Service price | 6 000 CZK monthly |
| PENB | G |
| Reference number | 27748 |

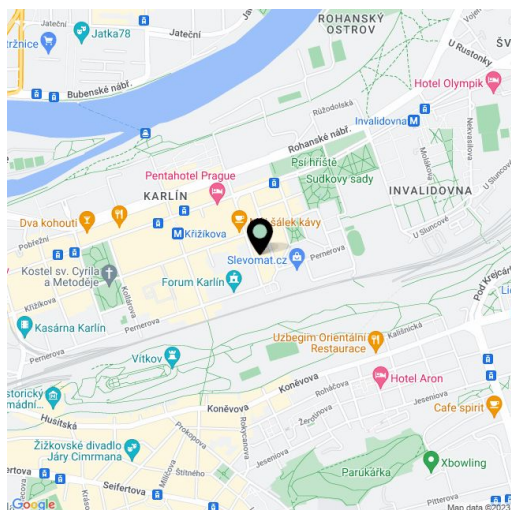
Exceptionally designed family apartment complete with 2 terraces, a loggia and parking, situated on the 6th floor of the modern Cornlofts residential complex in the middle of the popular Karlín district, just a 5-minute walk from a metro station. The project designed by Viennese studio Baumschlager Eberle, combines a modern, converted historic building with an elegant new building, connected with a private garden.

The layout of the apartment offers a spacious living room with an entrance to the loggia, a fully equipped kitchen with dining area, 3 bedrooms, including a master bedroom with en-suite bathroom, built-in wardrobes and also access to the loggia. There is also a second bathroom, a guest toilet and a **rooftop terrace** with panoramic views of the surrounding area and another terrace accessible from the hall.

Features include **wooden floors**, built-in wardrobes, sliding glass panels in front of all windows and security doors. The building, in addition to a modified courtyard with a garden, offers an elevator, a CCTV system and a 24-hour security guard. The purchase price includes a **cellar and a garage parking space**.

The location offers all amenities, including many favourite restaurants, cafes and supermarkets. Within walking distance are tram stops and the Křižíkova Metro Station.

Interior 118.73 m², loggia 12.31 m², terraces 21.78 and 18.30 m².



* 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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