

## Apartment One-bedroom (2+kk)

Sold

65 m<sup>2</sup>, Prague 8, Karlín, Prvního pluku

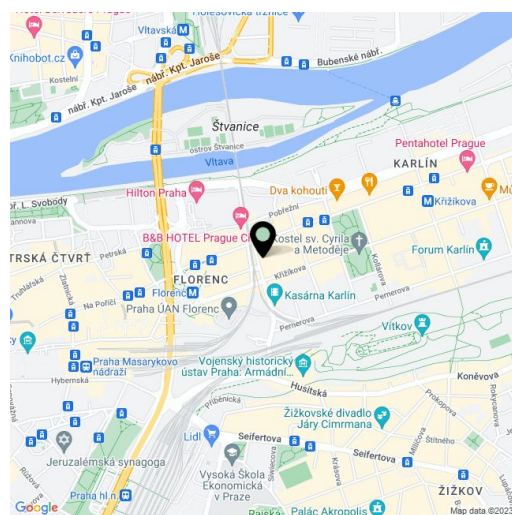


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|                  |                   |
|------------------|-------------------|
| Total area       | 73 m <sup>2</sup> |
| Floor area*      | 65 m <sup>2</sup> |
| Terrace          | 8 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 28993             |



\* 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.

This new apartment with a terrace and beautiful panoramic views of the surrounding area is being created in a reconstructed corner apartment building that stands right next to the border between Karlín and New Town, in a district with an industrial past and contemporary freshness. Close to the center, the neighborhood has a complete infrastructure, which will grow to include new cafes, shops, and green areas after the reconstruction of the Negrelli Viaduct. Handover of the apartment is scheduled for December 2019.

The layout of the 6th floor apartment will consist of a living area with a kitchen, dining area, and access to the terrace, a bedroom, a bathroom, a toilet, and a foyer. The entrance to the apartment is on the 5th floor, the staircase leads to the living room.

The unit is offered in a finished state completed to a **high standard**, which includes, for example, **casement windows with historical profiles** (towards the street), **aluminum atelier windows** and wooden skylights, Italian ceramic tiles, **three-layer oak floors** with underfloor heating connected to a Junkers gas-fired condensing boiler, Hansgrohe, Villeroy & Boch, Duke, and Catalano sanitary ware. The supply of clean air to the living rooms is provided by **regenerative units**. The building will feature many preserved and repaired original historical elements, such as entrance doors, railings including handrails, decorative wall sections, or decorative elements on the facade. The reconstruction will also include a new roof, facade, new utility networks, windows, and the common areas will be refurbished. There will also be a new glass elevator.

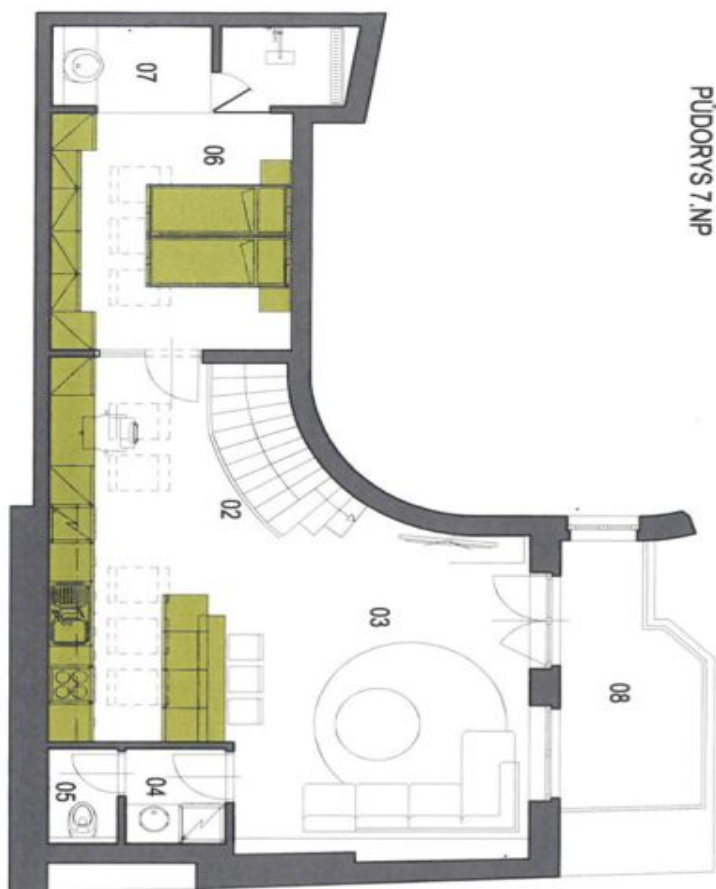
The very popular and pleasant urban location is **easily accessible from the center** not only by public transport, but also on foot. A tram stop and the **Florenc** metro station, as well as a bus station, is only a few steps from the house. After the reconstruction of the Negrelli Viaduct, there will be a **park** and cafes with front gardens, galleries, and shops in the style of other European metropolises. The area already has **complete urban amenities**: restaurants, cafes, supermarkets, post offices, pharmacies, schools of all levels, a cinema and a theater, a museum, a sports ground (for example, on the nearby **Štvanice**), and a number of office buildings. A comfortable **bike path** along the Vltava River and across Rohanský Island is close to the building. The **Marina Golf Club** is also nearby and the large **park on Vítkov Hill** is within walking distance.

Total floor area 64.4 m<sup>2</sup> and terrace 8.4 m<sup>2</sup>.

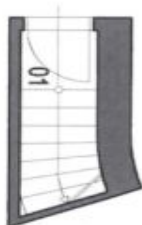
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PŮDORYS 6.NP



PŮDORYS 7.NP

**OZNAČENÍ JEDNOTKY:**

**PODLAŽÍ:**  
TYP:

**21**  
**6.-7.NP**  
**2+KK**

| NÁZEV MÍSTNOSTI           | PLOCHA                    |
|---------------------------|---------------------------|
| 01 CHODBA                 | 2,9 m <sup>2</sup>        |
| 02 SCHODIŠTĚ              | 3,8 m <sup>2</sup>        |
| 03 OBÝVACÍ POKOJ + KUCHYŇ | 36,9 m <sup>2</sup>       |
| 04 PŘEDSÍŇKA WC           | 2,2 m <sup>2</sup>        |
| 05 WC                     | 1,5 m <sup>2</sup>        |
| 06 LOŽNICE                | 12,0 m <sup>2</sup>       |
| 07 KOUPELNA               | 5,1 m <sup>2</sup>        |
| <b>CELKEM MÍSTNOSTI:</b>  | <b>64,4 m<sup>2</sup></b> |
| 08 TERASA                 | 8,4 m <sup>2</sup>        |

**PODLAHOVÁ PLOCHA DLE  
NAŘ. VL. 366/2013 Sb.:**

**72,8 m<sup>2</sup>**



SCHEMA 6.NP



SCHEMA 7.NP



SCHEMATICKÝ REZ