

## Apartment One-bedroom (2+kk)

Rented

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



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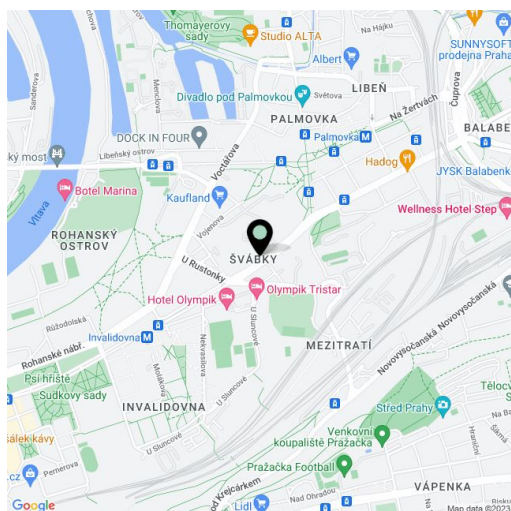
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Total area	67 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities in the amount of CZK 140/m <sup>2</sup> /month + VAT.
PENB	B
Reference number	42236
Available from	Immediately

An apartment in the unique FRAGMENT residential project combining architecture and art. This fully furnished designer apartment with an enclosed balcony is on the 3rd floor of a building designed by the Qarta architektura studio and finished by original sculptures by the renowned Czech artist David Černý. Benefiting from amenities including a central reception, security, and high-standard technologies, the project is located in the highly sought-after neighborhood of Karlín, just moments from the Invalidovna metro station and tram stops. A location with quick connections to the city center and complete amenities and services including numerous business centers, quality restaurants, cafes, bistros and shops. The project offers e.g. a cafe, a drugstore, a restaurant, and a fitness center.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with an en-suite bathroom (walk-in shower, toilet), a guest toilet, a storage room, and an entrance hall.

**Hardwood floors**, large-format tiles, security entry door, built-in wardrobes, oversized aluminum windows, **Loxone** smart home system, ceiling heating and cooling, heat recovery ventilation system, heat pump, washer/dryer, dishwasher, microwave oven, bike storage in the building. A **cellar** and on-site **garage parking** is available at an additional cost.



\* 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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