

## Apartment Two-bedroom (3+kk)

Rented

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



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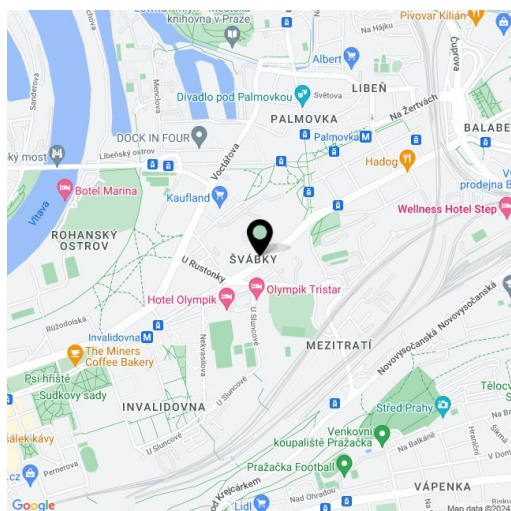
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Total area	98 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	42336
Available from	Immediately

Unique premium residential project **FRAGMENT** combining architecture and art. This is a fully furnished 2-bedroom 2-bathroom design apartment with an enclosed balcony, on the third floor in a building designed by the Qarta architektura studio and finished by original sculptures of a renown Czech artist David Černý. Benefiting from amenities including a central reception, security and high standard technologies, the project is located in a highly sought after neighborhood of Karlín, just moments from the Invalidovna metro station and tram stops. 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 master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom / study with an en-suite bathroom (walk-in shower, toilet), a storage room, a guest toilet, 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. One-time or regular **cleaning** service is available at an additional fee.



\* 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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**F R A  
G M  
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C. místnosti - Jméno místnosti

544.01	CHODBA
544.02	WC
544.03	KOCHOVNA
544.04	OBYVACI POKOJ + KK
544.05	PRACOVNA
544.06	KOUPELNA + WC
544.07	KOUPELNA + WC
544.08	LOZNICE
544.09	LOZNICE

Popis	Pokl
544.01 CHODBA	1
Učtová místn.	1
Technický	1
Lázeň se zrcadlem	1
Zobrazovací	1
544.02 WC	1
Stříška do nivy	1
544.03 KOCHOVNA	1
Regel na parkovišti a vnitřní	1
Průchod	1
544.04 OBYVACI POKOJ + KK	1
Jihových. vlt. pm 6	1
Jihových. vlt. pm 6	1
Zobrazovací	2
Barová stola	2
Kuchynská linka s barovým pultem	1
Konferenční stola kávy	1
Technický	1
Střecha pod TV	1
Střední kuchynská	1
Kuchynská	1
544.05 PRACOVNA	1
Široký vlt. pm	2
Zobrazovací	1
Střední kuchynská	1
Kuchynská	1
544.06 KOUPELNA + WC	1
Duška se zadržkou pod umyvadlem	1
Zrcadlo do koupelny	1
544.07 KOUPELNA + WC	1
Duška se zadržkou pod umyvadlem	1
Zrcadlo do koupelny	1
544.08 LOZNICE	1
Zobrazovací	1
Široký vlt. pm	2
544.09 LOZNICE	1
Křeslo venkovní	2

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