

## Apartment Three-bedroom (4+kk)

Rented

94.1 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží



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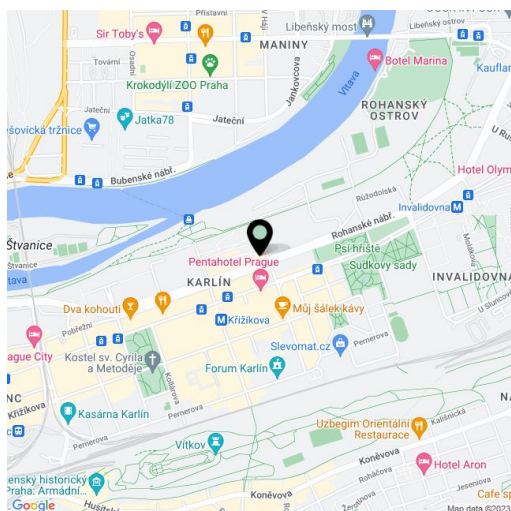
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Total area	98 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	42395
Available from	Immediately

Brand new apartment in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished 3-bedroom 2-bathroom design apartment with an enclosed balcony, on the fifth 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 an **enclosed balcony**, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom, a study, a family bathroom (walk-in shower, toilet), 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. Monthly deposit for service charges and utilities is billed separately. Available from March 2023.



\* 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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