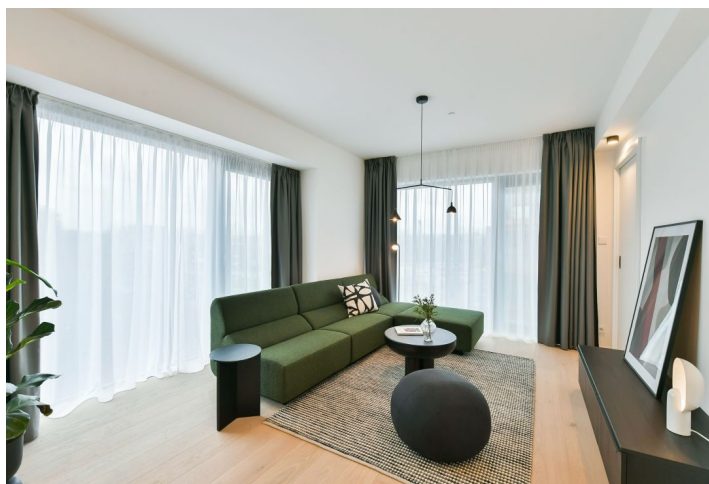


Apartment Four-bedroom (5+kk)

Rented

144.1 m², Prague 8, Karlín, Sokolovská

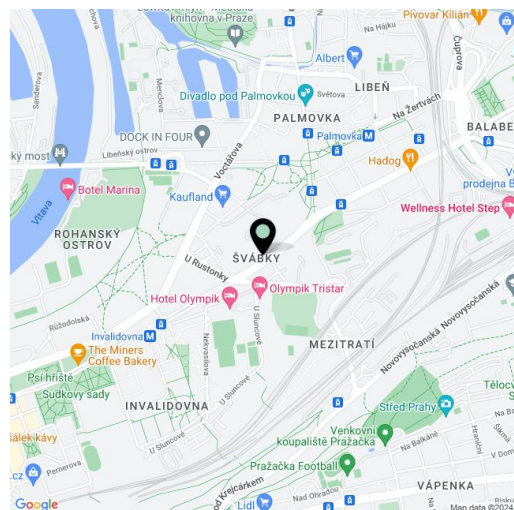


Apartment Four-bedroom (5+kk)

Rented

144.1 m², Prague 8, Karlín, Sokolovská

Total area	187 m ²
Floor area*	144 m ²
Terrace	34 m ²
Loggia	8 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	42444
Available from	Immediately



* 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.

Brand new apartment in the unique **FRAGMENT** residential project combining art and architecture. This fully furnished **4-bedroom 3-bathroom split-level designer apartment** with **2 terraces** and **2 enclosed balconies** is on the fifth floor of a building designed by the **QARTA Architektura studio** and features 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 **Karlín neighborhood**, 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 a cafe, a drugstore, a restaurant, and a fitness center.

The lower level of the apartment features a living room with a fully fitted open plan kitchen and access to an **enclosed balcony**, a study with an ensuite bathroom (walk-in shower, toilet) with access to a **terrace**, a guest toilet, and an entrance hall. The upper floor includes a bedroom with an ensuite bathroom (bathtub, toilet), a bedroom with an **enclosed balcony**, another bedroom, a bathroom (walk-in shower, toilet), and a hallway with access to the **terrace**.

Hardwood floors, large-format tiles, security entry door, built-in wardrobes, oversized aluminum windows, a **Loxone** smart home system, ceiling heating and cooling, a heat recovery ventilation system, heat pump, washer, dryer, dishwasher, microwave oven, and bike storage in the building. A **cellar** and on-site **garage parking space** are available at an additional cost. One-time or regular **cleaning** services are available at an additional fee. Monthly deposit for service charges and utilities is billed separately.

Available from December 2022. For more information, visit web site of the [Fragment](#) project.

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