



Apartment One-bedroom (2+kk)

Rented

52.4 m², Prague 8, Karlín, Sokolovská



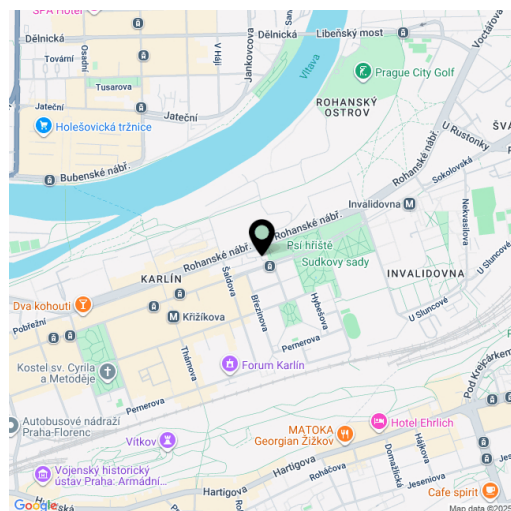


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Total area	57 m ²
Floor area*	52 m ²
Loggia	5 m ²
Parking	Garage parking is available
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities is billed separately.
PENB	B
Reference number	107330
Available from	Immediately

This brand-new fully furnished 1-bedroom apartment with an enclosed balcony is on the 2nd floor in the Block Karlín Living residential project with a shared roof terrace, underground parking, and a quiet landscaped courtyard. The 7-story building was designed by the renowned Architekti Headhand architectural studio. Located in the popular neighborhood of Karlín, within walking distance of the Invalidovna and Křižíkova metro stations and close to a tram stop. A trendy location with fast connections to the city center offering complete amenities and services. The immediate surroundings consist of a number of modern business and administrative centers as well as a traditional urban development with a cosmopolitan mix of restaurants, cafes, bistros, and shops. The district offers a wide range of opportunities for active pursuits such as tennis courts, golf driving ranges, a bike path, and a number of fitness centers.



The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom with an **enclosed balcony**, a bathroom including a walk-in shower and a toilet, and an entrance hall.

Air-conditioning, heat recovery ventilation, hardwood floors, large-format tiles, built-in storage, external window blinds, central underfloor heating, washer/dryer, dishwasher, induction stove top, video entry phone, bike storage in the building, charging station for electric cars in the garage.

Garage parking and a **cellar** are 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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(BLOCH)
Karlín Living

Byt | Apt

A32

3. NP | 2nd floor

2 + kk | 1 bdrm

1 Hala | Hallway

2 Obývací pokoj | Living room

3 Ložnice | Bedroom

4 Koupelna | Bathroom

Podlahová plocha | Floor area

52,40 m²

5 Lodžie | Balcony

4,70 m²

Celková plocha | Total area

57,10 m²

