



Apartment One-bedroom (2+kk)

Rented

40 m², Prague 8, Karlín, Sokolovská





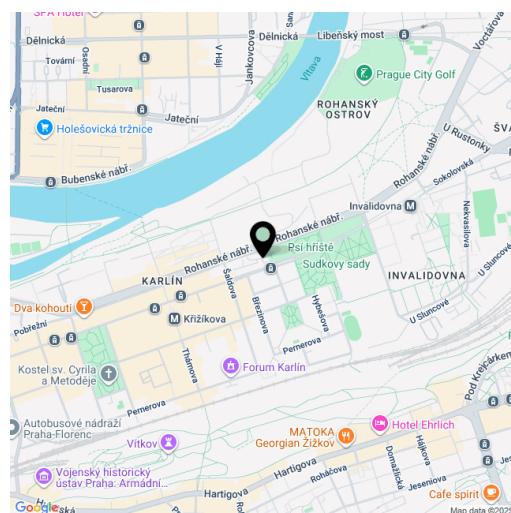
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Total area	45 m²
Floor area*	40 m²
Loggia	5 m²
Parking	Garage parking is available
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	107335
Available from	Immediately

This is a brand new fully furnished 1-bedroom apartment with an enclosed balcony on the second 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 a dining area, a bedroom with access to the **enclosed balcony**, a bathroom including a walk-in shower and a toilet, and an open entrance hall.

Air-conditioning, heat recovery ventilation, hardwood floors, large format tiling, built-in storage, exterior 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	A37	
3. NP 2nd floor	2 + kk 1 bdrm	
1	Obyvací pokoj Living room	
2	Ložnice Bedroom	
3	Koupelna Bathroom	
Podlahová plocha Floor area		
40,00 m²		
4		Lodžie Balcony
4,70 m²		
Celková plocha Total area		
44,70 m²		

