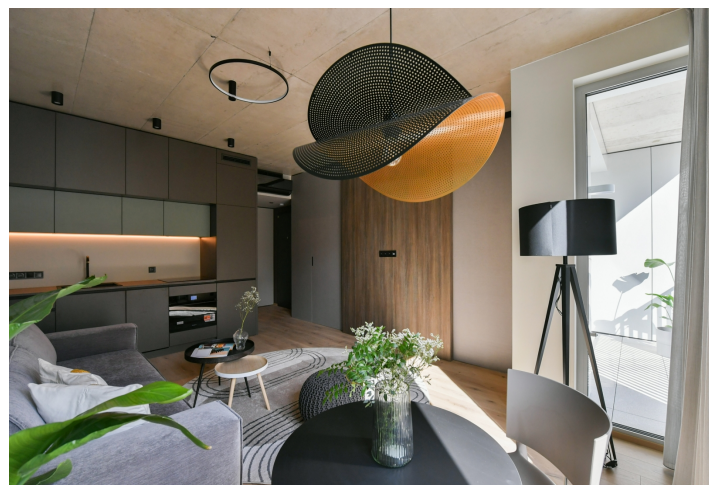




Apartment One-bedroom (2+kk)

Rented

39.7 m², Prague 8, Karlín, Sokolovská





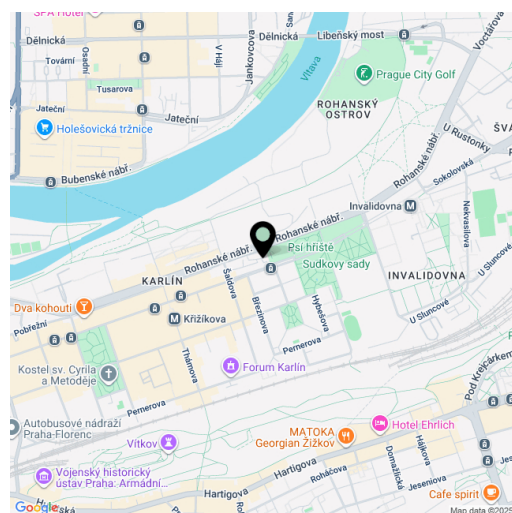
Apartment One-bedroom (2+kk)

Rented

39.7 m², Prague 8, Karlín, Sokolovská

Total area	44 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	107374
Available from	Immediately

This is a brand new fully furnished 1-bedroom apartment with an enclosed balcony on the 4th 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 Křižikova 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 an **enclosed balcony**, and a bathroom including a walk-in shower and a toilet.

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.



Apartment One-bedroom (2+kk)

Rented

39.7 m², Prague 8, Karlín, Sokolovská

(BLOCH)

Karlín Living

Byt | Apt

A59

5. NP | 4th floor

2 + kk | 1 bdrm

1 Obyvací pokoj | Living room

2 Ložnice | Bedroom

3 Koupelna | Bathroom

Podlahová plocha | Floor area

39,70 m²

4 Lodžie | Balcony

4,60 m²

Celková plocha | Total area

44,30 m²

