



## Apartment One-bedroom (2+kk)

Rented

46.9 m<sup>2</sup>, Prague 8, Karlín, Sokolovská





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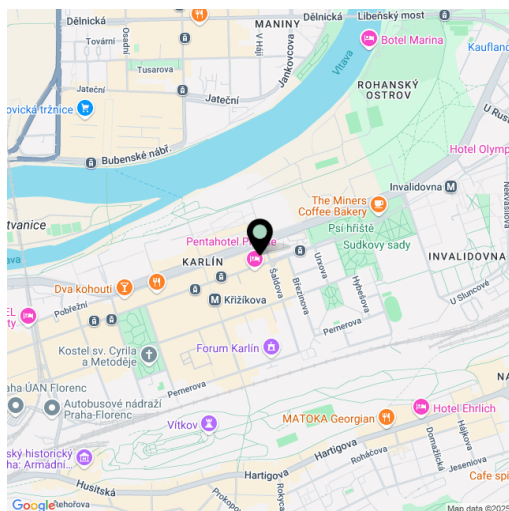
46.9 m², Prague 8, Karlín, Sokolovská

Total area	50 m²
Floor area*	47 m²
Loggia	3 m²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating and garage maintenance: CZK 6,300 garage parking. Electricity is billed separately.
PENB	B
Reference number	107989
Available from	Immediately

This brand-new unfurnished air-conditioned apartment with an enclosed balcony is on the 2nd floor of the ICONIK Residence - a recently built residential building with an elevator, situated near two parks, close to the Vltava riverbank. Located in the highly sought-after district of Karlín, Prague 8, with rich amenities, full services, and the Karlín business center in the immediate neighborhood, and with very quick access to the city center, just a few steps from the Křižíkova metro station and tram stop.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, a bedroom with a built-in wardrobe, a bathroom with a bathtub, a separate toilet, and an entrance hall with a built-in wardrobe. The enclosed balcony is accessible from both main rooms.

Air-conditioning, heat recovery ventilation, hardwood floors, tiles, security entry door, automatic exterior blinds, central heating, washer/dryer, dishwasher, microwave oven, video entry phone, cellar. South-facing. A garage parking space is available at CZK 3,000.



\* 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.