



Apartment One-bedroom (2+kk)

€ 544 639 | CZK 13 232 000

72.8 m², Prague 8, Karlín, Jirsíkova



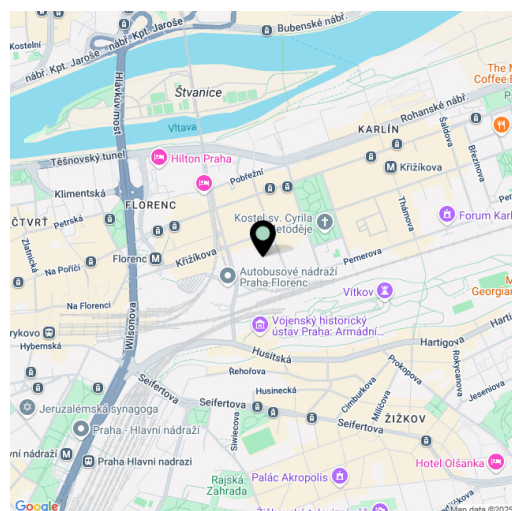


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Total area	73 m²
Parking	Free lease of one parking space
Cellar	Yes
PENB	B
Reference number	108603



* 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.

This newly created, air-conditioned apartment with beautiful views of Prague is located on the 6th floor of a historic building with an elevator, in the protected heritage zone of Karlín.

This southwest-facing apartment consists of a living room with a kitchenette, a bedroom, a bathroom with a sink and shower, a separate toilet, and an entrance hall. The price includes a long-term free lease of **one parking space** in the courtyard for 14.5 years; an additional parking space lease and a **cellar unit** can be purchased separately.

The main characteristics of this apartment's interior are space and natural light. The high-standard facilities include skylights and **studio windows** with triple glazing, with the studio windows also equipped with electrically operated remote-controlled awnings, **hardwood parquet floors**, large-format floor and wall tiles, quality bathroom fittings, flush interior doors by **CAG**, **underfloor heating** with a separate condensing boiler, **air-conditioning units** in all living rooms, **NEXT** security entrance doors, an electronic security system by **AKI PRO**, and a video intercom. The building has been completely renovated, including the replacement of low and high-voltage electrical installations, the installation of CETIN optical fiber infrastructure, modernization of common areas, courtyard revitalization, installation of a new elevator, and the implementation of a camera security system and chip-based access system. Residents also have access to a shared bicycle and stroller room.

Karlín is one of Prague's most vibrant neighborhoods, offering numerous parks, cafés, restaurants, full amenities, and a lively community atmosphere. Cultural venues such as **Forum Karlín** and the Karlín Musical Theatre are nearby, as are sports facilities like the Štvanice tennis courts, Olšanka Sports Center, **Karlín Golf**, and the YMCA Sports Center. Quick access to other parts of the city is ensured by the **Florenc metro station** (lines B and C), as well as multiple tram and bus lines. Long-distance bus connections are available from the nearby Florenc bus terminal.

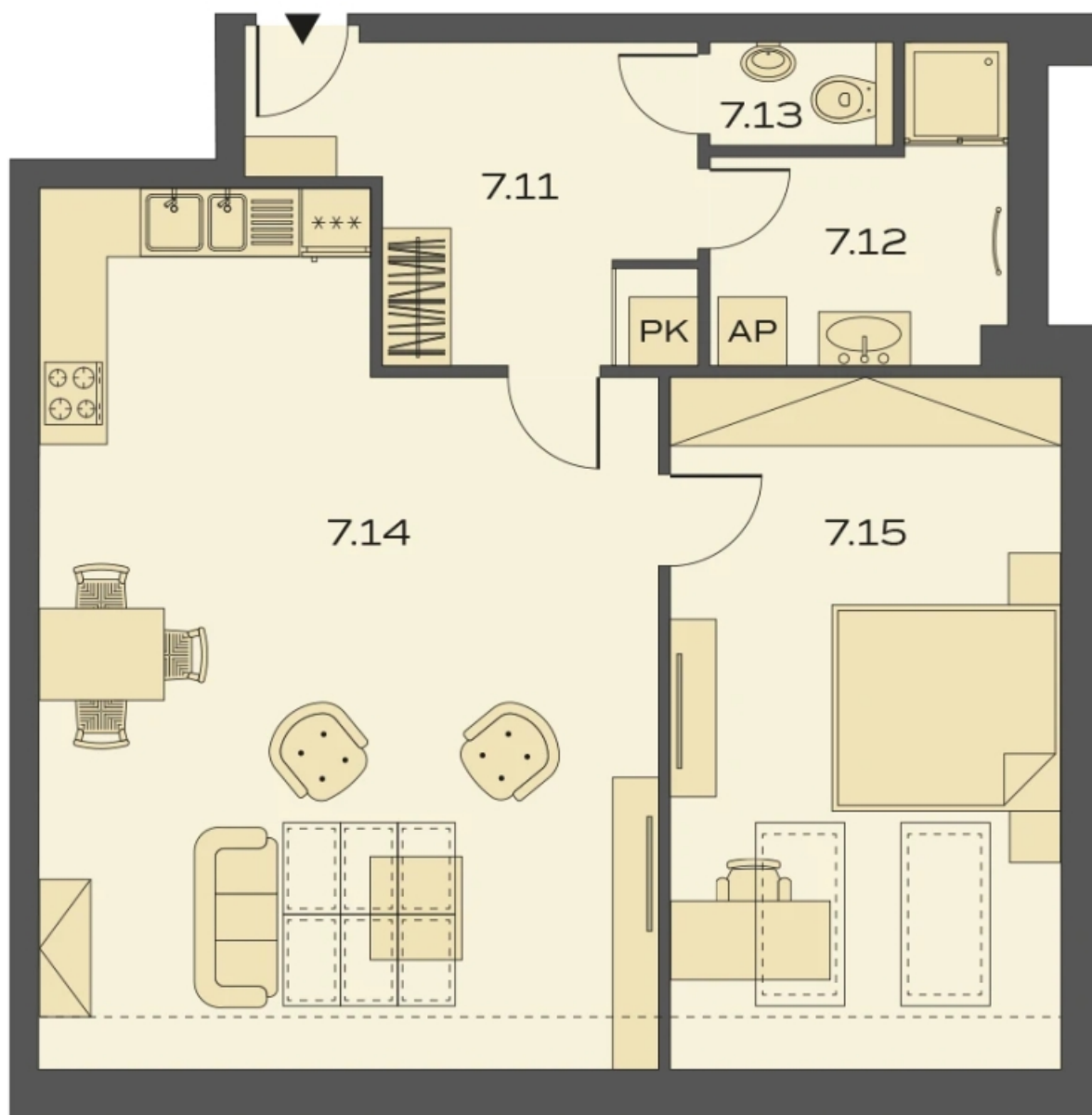
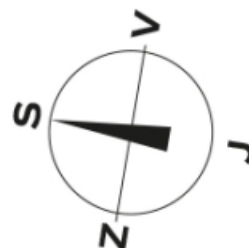
The total floor area according to current measurements is 72.8 m². The owner's declaration lists the net floor area of the unit as 68.8 m².



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