



Apartment Two-bedroom (3+kk)

€ 612 842 | CZK 14 889 000

82.3 m², Prague 8, Karlín, Jirsíkova



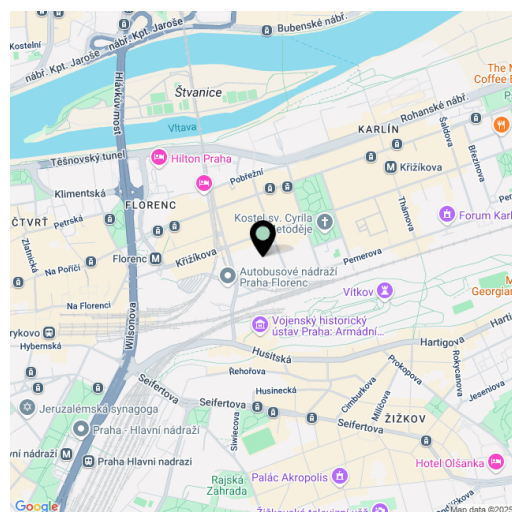


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| | |
|------------------|---|
| Total area | 82 m² |
| Parking | Long-term free lease of 1 parking space |
| Cellar | Yes |
| PENB | B |
| Reference number | 108604 |



* 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 new air-conditioned apartment with beautiful views of the Prague skyline is located on the 7th floor of a carefully renovated historic building with an elevator, situated in a protected and highly sought-after part of Karlín. The apartment is being created as part of a loft conversion and rooftop extension.

This **southwest-facing** two-bedroom apartment consists of a living room with a kitchenette, two bedrooms, 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 defining features of this apartment are space and natural light. The high-quality interior includes **triple-glazed skylights and studio windows** (the studio windows also feature electrically operated, remote-controlled awnings), **hardwood parquet floors**, large-format floor and wall tiles, a custom-made **kitchen with built-in appliances** valued at CZK 300,000, premium bathroom fittings, flush interior doors by **CAG**, **underfloor heating** with a separate condensing boiler, **air-conditioning units** in all living rooms, a **NEXT** security entrance door, an **AKI PRO** security system, and a video intercom. The building has been completely renovated, which included the replacement of low and high-voltage electrical wiring, installation of CETIN optical fiber connections, modernization of common areas, courtyard revitalization, installation of a **new elevator**, and implementation of a camera security system and a chip-access entry system. Residents also have access to a shared bicycle and pram room.

Karlín is one of Prague's most vibrant districts, known for its parks, cafés, restaurants, full range of services, and lively atmosphere. Cultural venues such as **Forum Karlín** and the Karlín Musical Theatre are nearby. Sports facilities in close proximity include the Štvanice tennis courts, Olšanka Sports Center, **Karlín Golf**, and the YMCA Sports Centre. Excellent transport connections are provided by the **Florenc metro station** (lines B and C), as well as numerous tram and bus lines. Long-distance buses depart from the nearby Florenc bus terminal.

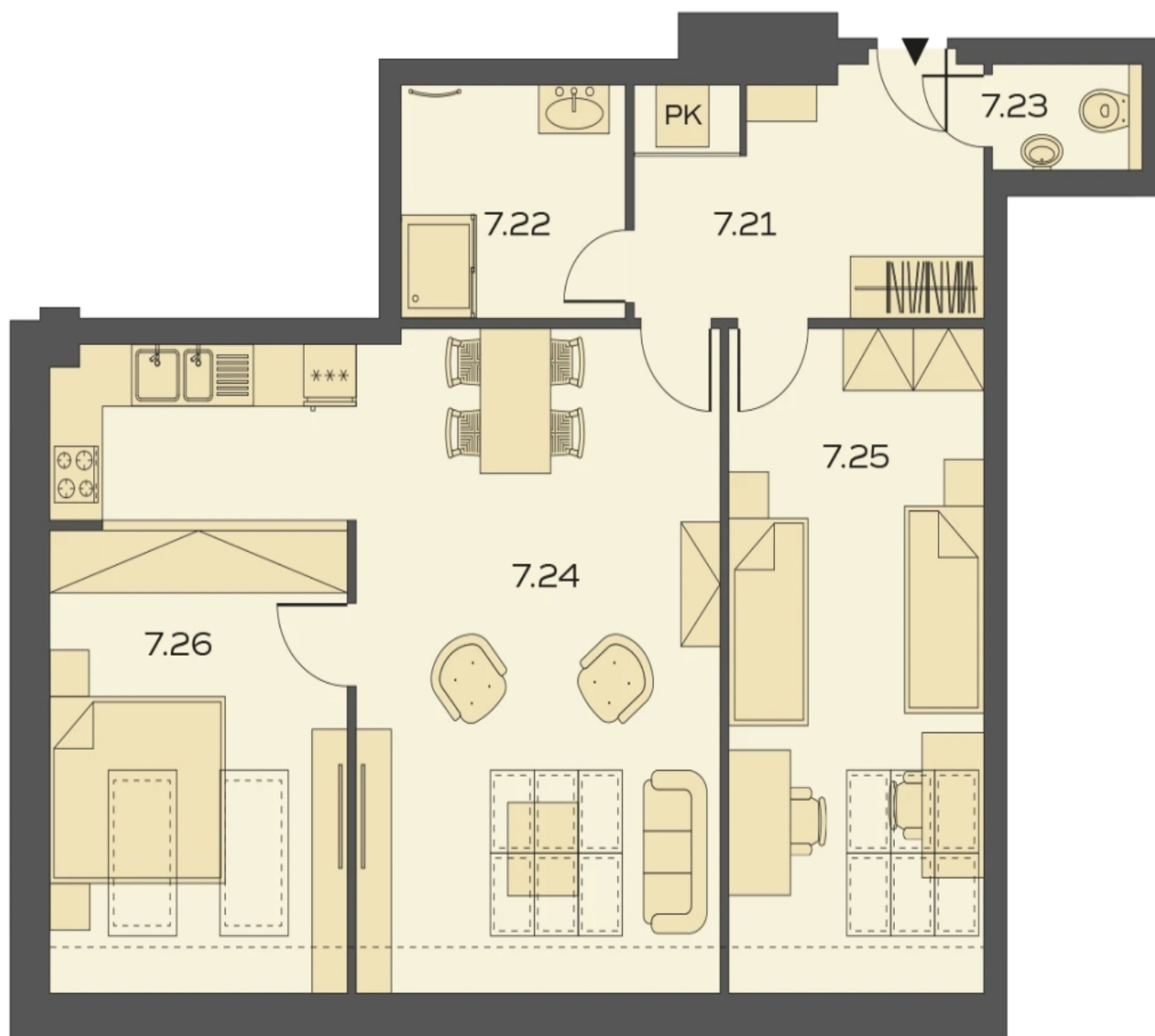
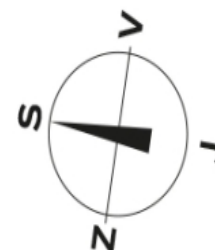
The total floor area according to current measurements is 82.3 m². The owner's declaration lists the net floor area as 79.5 m².



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