



Apartment One-bedroom (2+kk)

Sold

66.2 m², Prague 8, Karlín, Jirsíkova





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Total area	66 m ²
Parking	15-year lease of one parking space in the courtyard
Cellar	Yes
PENB	B
Reference number	108609

This new air-conditioned apartment facing east towards a quiet courtyard is situated on the 7th floor of a tastefully renovated historic building with an elevator. The building is located in a protected heritage zone in the sought-after Karlín district, where a sensitive attic conversion and extension are currently underway.

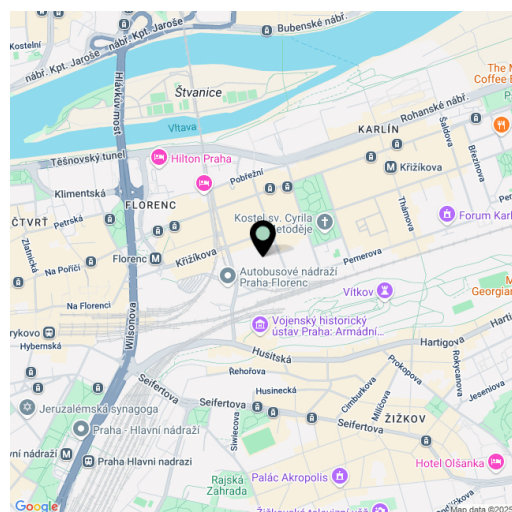
The layout of this one-bedroom apartment includes a living room with a kitchenette, a bedroom, a bathroom with a sink and shower, a separate toilet, and an entrance hall. The price includes a cellar unit and a 15-year lease of **one parking space** in the courtyard.

The main characteristics of this apartment are space and natural light. The high standard of the interior facilities include triple-glazed windows, **wooden parquet floors**, large-format floor and wall tiles, quality bathroom fixtures, 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** electronic security system, and a video intercom. The building has been completely renovated, including the modernization of the common areas, courtyard revitalization, installation of a **new elevator**, and implementation of a chip-access entry system.

Karlín is one of Prague's most attractive districts, offering numerous parks, cafés, restaurants, full amenities, and a vibrant social atmosphere. Cultural events can be enjoyed at nearby venues such as **Forum Karlín** and the Karlín Musical Theatre. Sports options in the vicinity include the Štvanice tennis courts, Olšanka Sports Center, **Karlín Golf**, and the YMCA sports center. Excellent transport connections are provided by the **Florenc metro station** (lines B and C), and several tram and bus routes. Long-distance buses depart from the nearby Florenc terminal.

A **separate garage** (approx. 27.5 m²), suitable for one car and a motorcycle, can be purchased. It can also be used as additional storage space or small workshop. The garage is priced at CZK 2,000,000.

The total floor area according to current measurements is 66.2 m². The owner's declaration lists the net internal floor area as 67.9 m².



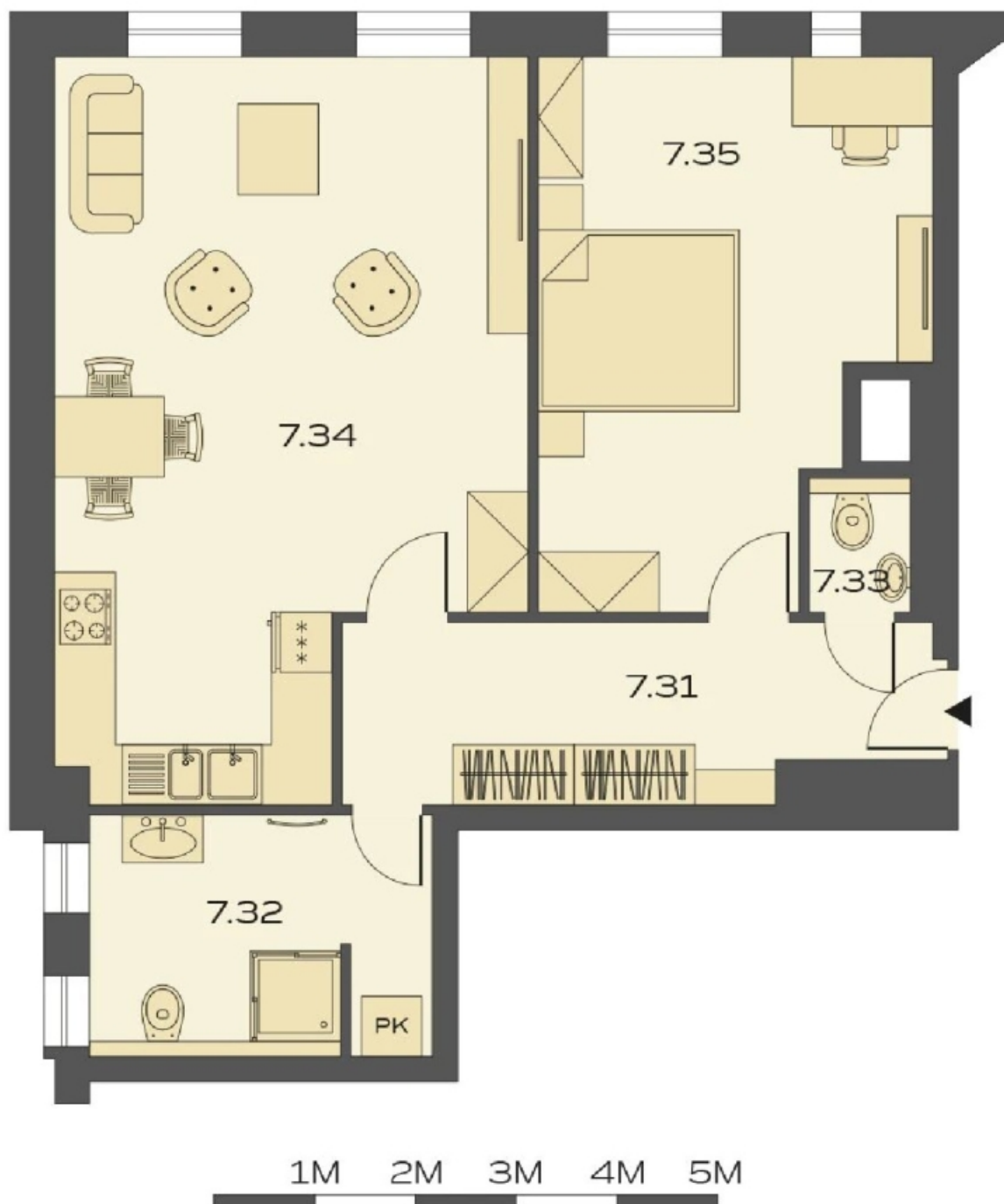
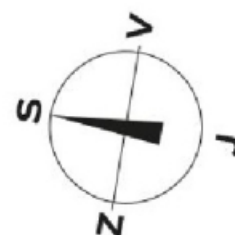
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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