



Apartment One-bedroom (2+kk)

€ 1 417 420 | CZK 34 500 000

163 m², Prague 8, Karlín, Šaldova





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Total area	186 m²
Floor area*	163 m²
Loggia	23 m²
Parking	Garage parking space
Cellar	Yes
PENB	C
Reference number	110322

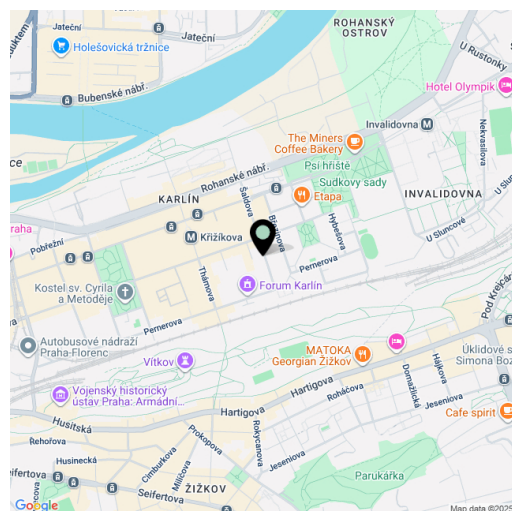
Unique, spacious semi-residential unit with a loggia, whose interior and original built-in features were designed by a renowned Czech architect. This studio/gallery is located on the ground floor of the Cornlofts Šaldova development in Karlín, just about 200 meters from Forum Karlín and the Křižíkova metro station. The property also includes a private garden with a children's playground, a garage parking space with a wallbox, and a storage room.

The unit, with an area of over 200 m² and an impressive ceiling height of 4.5 meters, blends industrial history with a modern design. Cast-iron columns, sandstone landings, and vaulted ceilings date back to the late 19th century, when the space was used as a granary. Facilities include a bathroom with a shower and an office in a built-in mezzanine.

Karlín is a vibrant district offering full access to services and shops, along with a rich selection of venues for sports, cultural, and **social activities**. Art Nouveau buildings and former factories now house top-rated restaurants, wine bars, and independent galleries. The nearby **Forum Karlín** hosts concerts by internationally renowned bands, and the **Karlín Musical Theatre** stages world-famous musicals. Excellent public transport connections are provided by trams and the **Křižíkova** metro station.

Total area 210.24 m², including a ground floor area of 163.49 m², a 24 m² mezzanine, and a 22.75 m² loggia.

Approved as another type of non-residential unit.



* Size of the unit according to the Housing Act.

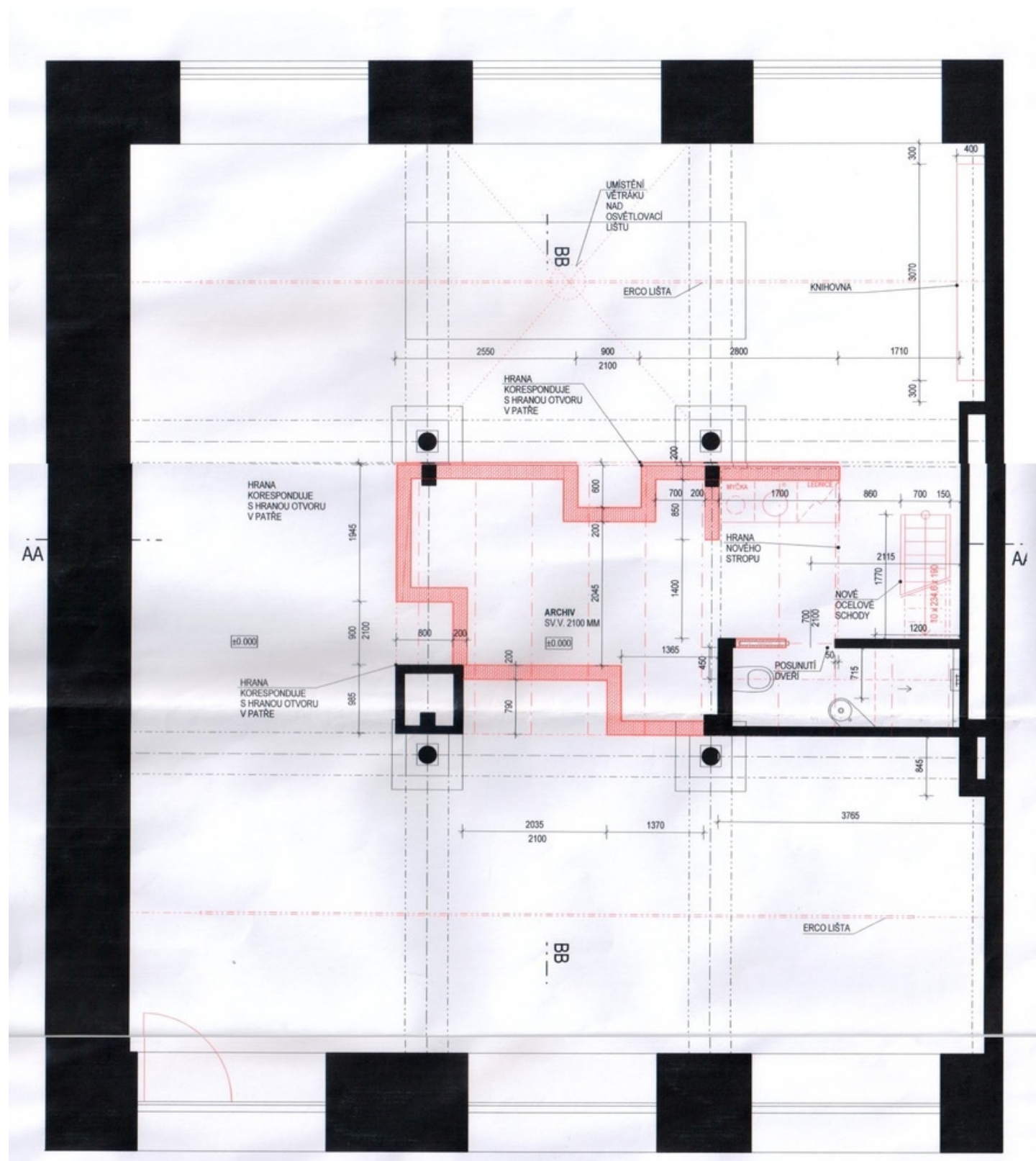
The area consists of the sum total of the internal area of every room.



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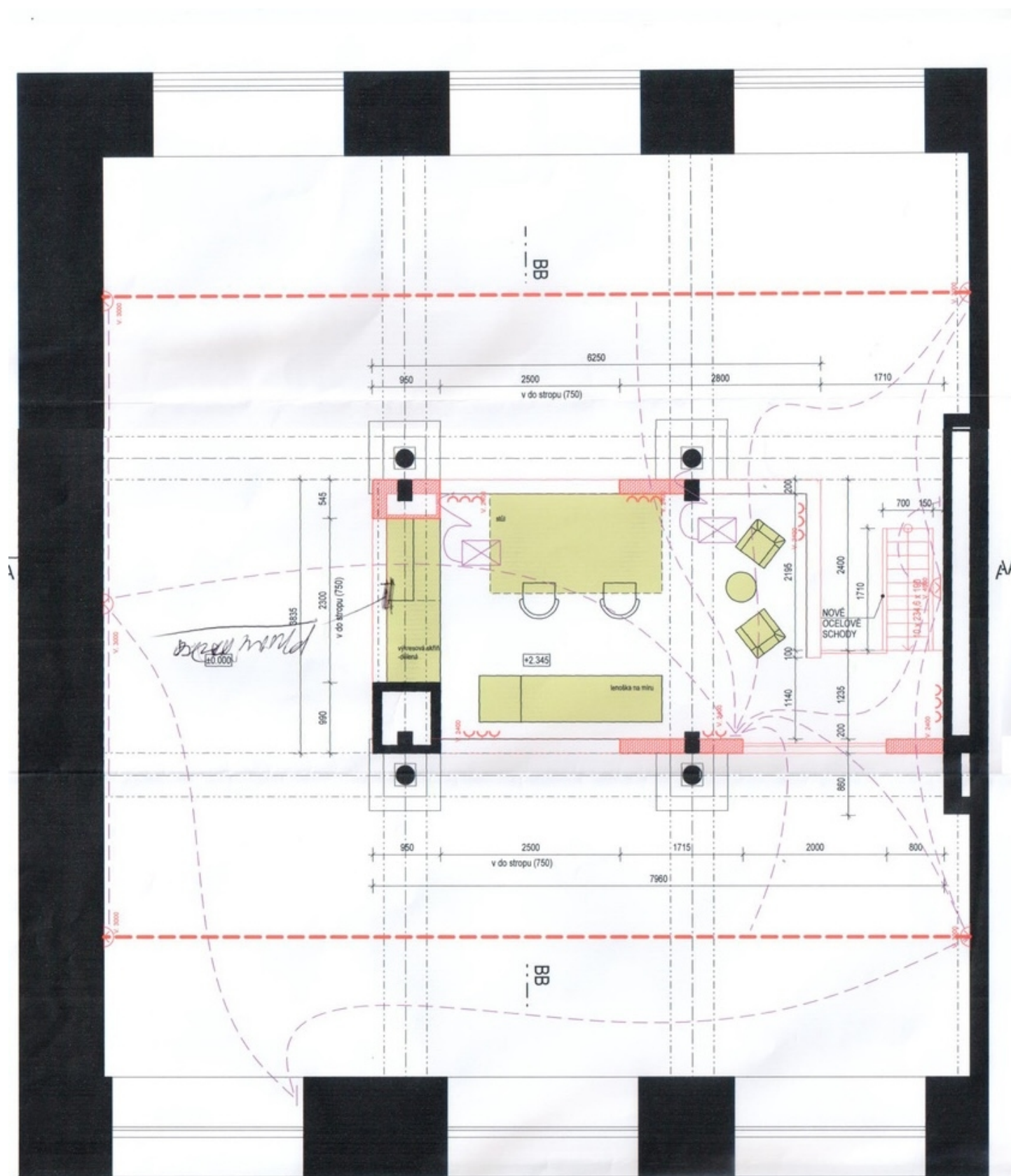




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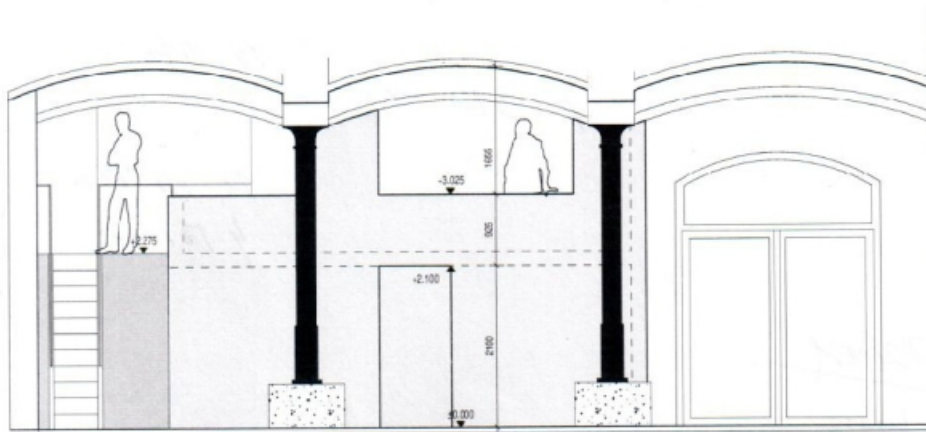




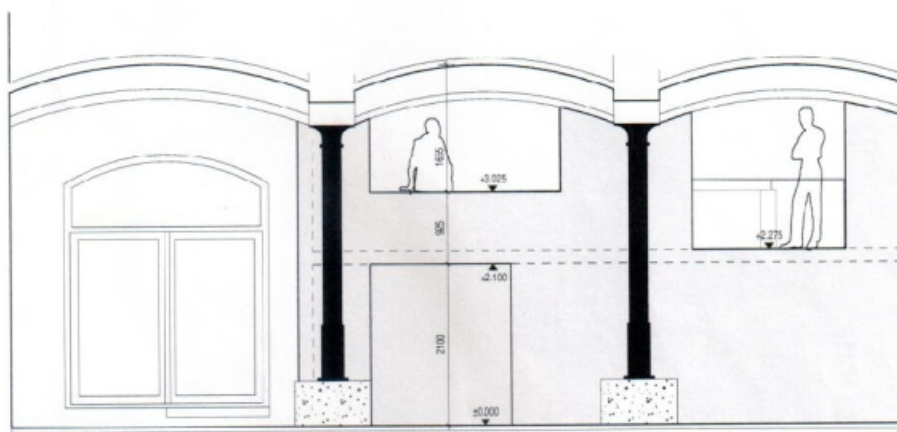
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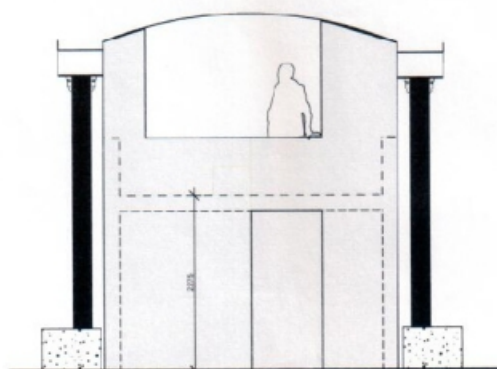
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POHLED OD PAVLAČE NA VESTAVBU - NÁVRH M 1:50



POHLED OD ULICE NA VESTAVBU - NÁVRH M 1:50



ČELNÍ POHLED NA VESTAVBU - NÁVRH M 1:50

o PŘÍVOD - zvonění
v. 18.05.201
o zvláštní kout a práh

25.7.201

