



Apartment Three-bedroom (4+kk)

Sold

110 m², Prague 8, Karlín, U Mlýnského kanálu

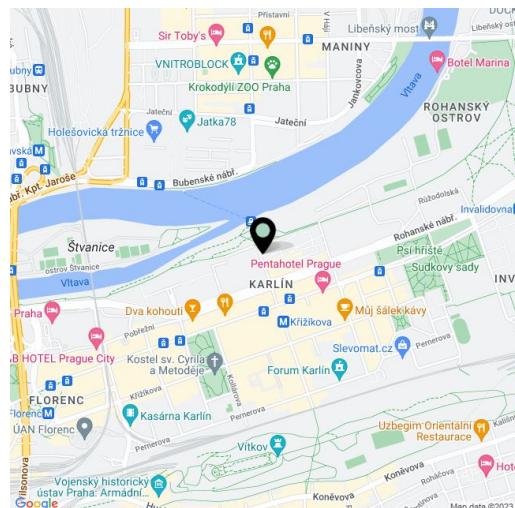




Apartment Three-bedroom (4+kk)

Sold110 m², Prague 8, Karlín, U Mlýnského kanálu

| | |
|------------------|-------------------------|
| Total area | 125 m ² |
| Floor area* | 110 m ² |
| Balcony | 15 m ² |
| Parking | 2 garage parking spaces |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 26938 |



* 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 built apartment facing 3 cardinal directions, with loggias in all rooms and its own heat pump providing air-conditioning, heating and air cleaning, is part of a modern, energy-saving residence combining comfortable high-level living with a romantic location near the river and with easy access to the center.

From the L-shaped entrance hall of this apartment situated on the **9th floor** a door leads to all rooms: a separate toilet, storeroom, bathroom (with bathtub, sink, toilet and bidet), living room with a kitchenette and a west facing loggia. Furthermore, a children's room, study, bedroom and the three loggias facing east.

The apartment is equipped with **high quality materials: wooden parquet flooring**, aluminum windows, wooden lacquered doors, security entrance door, bathroom tiles or washbasin and kitchen countertop of **natural stone**. The kitchen unit is fully equipped with built-in appliances. Furthermore, the apartment has an alarm system, safe, security equipment, remote heating, convectors, underfloor heating, etc. The apartment has a **cellar and two garage parking space**.

The location has **all services** including schools, offices, many restaurants, cafes and great public transport links. **Tram stop and metro station Křížíkova** are a few steps from the house. Florenc bus station, Masaryk station and Main Railway Station are accessible within a few minutes by a tram. Also easily accessible by car. Nearby the house there is a cycling path along the Vltava River (running the entire length of Prague), a golf course, bike / skate park, tennis courts and several parks.

Interior 110 m², balconies 15 m².



Apartment Three-bedroom (4+kk)

Sold

110 m², Prague 8, Karlín, U Mlýnského kanálu

