



## Apartment Studio (1+1)

Sold

49 m<sup>2</sup>, Prague 8, Karlín, Křížkova



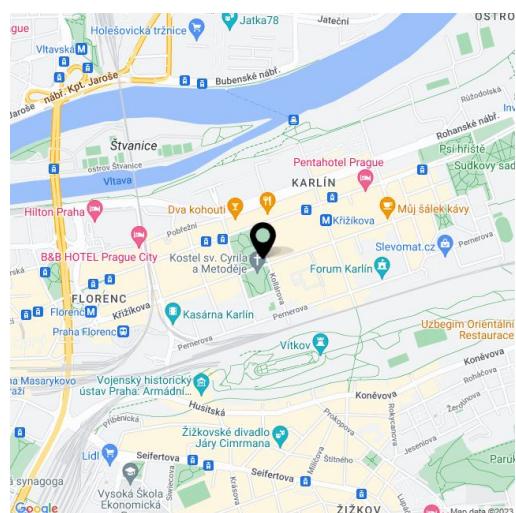


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Total area	49 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	35112



\* 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 air-conditioned apartment in the heart of vibrant Karlín with skylights facing a quiet courtyard is located on the 5th floor of a well-maintained building with an elevator in the immediate vicinity of a city park and public transport stops, including the metro.

This successful **attic built in 2005** has a modern look and a layout that offers a foyer with access to the bathroom and a kitchen with a dining area. The main living space has a **double ceiling height**, an elevated sleeping platform, and space for a home office.

Amenities include **wooden skylights** with blinds, exposed beams, a basic kitchen, a built-in wardrobe by the entrance, ceramic tiles in the kitchen and laminate flooring in the living room, a gas boiler (installed 5 years ago), and air-conditioning. The owners association is planning to reconstruct the roof, for which there is enough money in the repair fund.

The building is adjacent to the **park by the St. Cyril and Methodius church**, just a few steps from **Karlínské náměstí** tram stop and **Křížkova** station (line B). The Florenc bus station is one tram stop away. The area is easily accessible by car with parking in front of the building in the zone for residents. Complete civic amenities, a post office, services, and many restaurants and cafes are all nearby in a neighborhood with a vibrant urban atmosphere.

Interior 49.3 m<sup>2</sup>.