



Apartment Studio (1+1)

Sold

46 m², Prague 8, Karlín, Vítkova

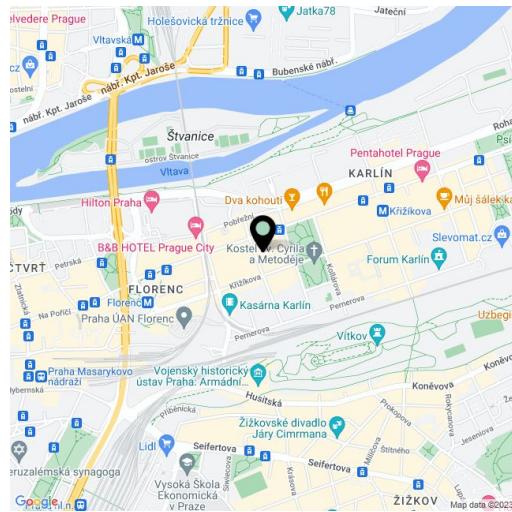




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Total area	46 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	35928



* 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 cozy and bright apartment is located on the 1st floor of a nicely maintained classic brick apartment building with an elevator in a popular location in the wider center of Karlín, just a few minutes' walk from the Florenc transfer metro station.

The floor area of the apartment is divided into a spacious living room/bedroom, a kitchen, a bathroom with a shower, and a bright, airy hall that used to be a **classic gallery**.

The interior was reconstructed in 2016. The kitchen is illuminated by **industrial windows**; the interior is cozy with a stylish hand-painted pattern on the walls, **retro tiles** and tiling, **cast iron radiators**, and **wooden floors**. Facilities also include a complete kitchen and a security entrance door.

The building stands on a quiet tree-lined street directly opposite a **synagogue in the Moorish and Neo-Romanesque style**, close to the nicely landscaped **Karlín Square**. The district is famous for its many trendy bistros, cozy cafes and quality restaurants, but also for its **cultural activities**. Nearby, you will find the Forum Karlín multifunctional space, Karlínská kasárna, or the Karlín Music Theater. The city center is easily accessible by subway and tram, and even on foot or by bike as the terrain is flat and bike paths are in good condition. In addition, the surroundings are even more pleasant thanks to several green areas, especially the **park on Vítkov Hill and Rohanský Island**.

Total area 45.6 m².

Cooperative ownership, annuity approx. CZK 460,000, with the possibility of transfer to private ownership.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.