



Apartment Three-bedroom (4+1)

133.2 m², Prague 8, Karlín, Sokolovská

Ask for price

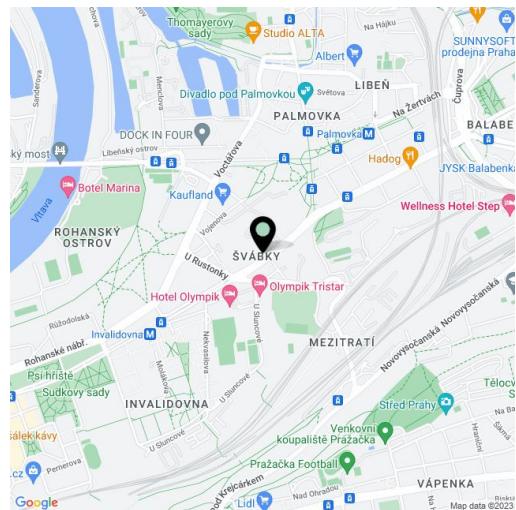




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Total area	140 m ²
Floor area*	133 m ²
Balcony	6 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	41806



* 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 bright, stylish apartment with high ceilings has been furnished by an interior designer. It is located on the 3rd floor of a Functionalist building with an elevator. An attractive location in the wider center in Prague 8 - Karlín, close to the beautifully landscaped Karlínské Square and the Křížíkova metro station. Possibility to rent a parking space.

The practical and at the same time variable layout consists of a spacious living room, a separate kitchen, 3 bedrooms, a bathroom, a separate toilet, a closet, and a vestibule. The living room and 2 rooms are south-facing towards the street, and the 3rd (smallest) room, kitchen, and balcony are east-facing towards the courtyard.

The apartment has been completely renovated with a maximum respect for the preservation of its original craftsmanship. The kitchen is equipped with a **granite worktop** and Bosch appliances, and the bathroom with Kaldewei sanitary ware. The **refurbished casement windows** face the street, and **new ones** the courtyard. Large built-in wardrobes and the **cellar storage unit** provide plenty of **storage space**. The playful and practical children's rooms showcase the signature style of the leading **interior designer** who created them. Heating is from the central gas boiler. The building was built in 1939 according to the designs of architect Josef Blecha Jr., who comes from a successful family of architects and builders. The **elevator** leads directly to the floors, and there are only 2 apartments per floor. The apartment owners' association has revenue from the **lease of the common areas**. It is possible to rent a garage or a parking space in the courtyard.

The unique district of Karlín offers everything you need for a comfortable life without the need to commute—schools, shops, quality restaurants, bistros, cozy cafes, medical services, sports facilities, and cultural activities. The building is located next to a tram stop and metro station, and the way to the city center is less than 5 minutes. **Rohanský Island** with a **bike path** or the **park on Vítkov Hill** are perfect for walks or biking trips.

Interior 133.2 m², balcony 6.3 m².

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