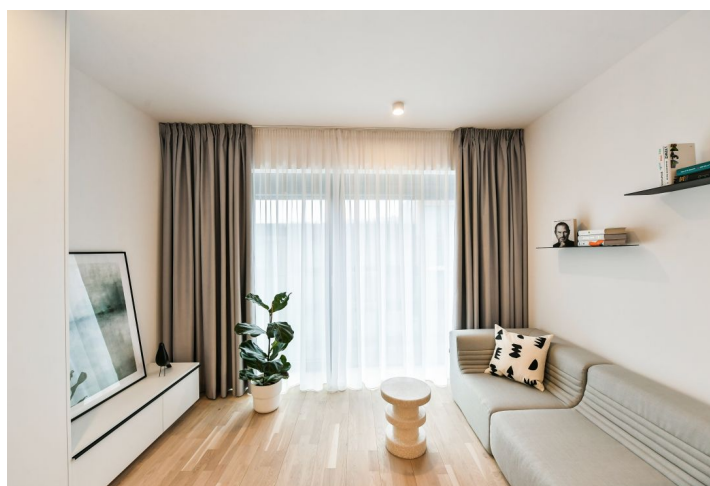




## Apartment Studio (1+kk)

31.9 m², Prague 8, Karlín, Rohanské nábřeží

Rented





## Apartment Studio (1+kk)

**Rented**

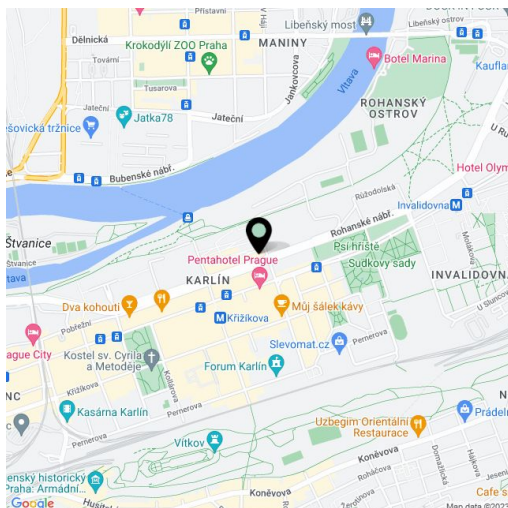
31.9 m², Prague 8, Karlín, Rohanské nábřeží

|                  |                                                                                     |
|------------------|-------------------------------------------------------------------------------------|
| Total area       | 32 m²                                                                               |
| Parking          | Garage parking is available.                                                        |
| Garage           | Yes                                                                                 |
| Cellar           | Yes                                                                                 |
| Service price    | Monthly deposit for services and utilities in the amount of CZK 140/m2/month + VAT. |
| PENB             | A                                                                                   |
| Reference number | 42343                                                                               |
| Available from   | Immediately                                                                         |

An apartment in the unique **FRAGMENT** residential project combining architecture and art. This fully furnished designer studio apartment on the 4th floor of a building designed by the **QARTA architektura studio** and finished by original sculptures by the renowned Czech artist **David Černý**. Benefiting from amenities including a central reception, security, and high-standard technologies, the project is located in the highly sought-after neighborhood of **Karlín**, just moments from the **Invalidovna** metro station and tram stops. A location with quick connections to the city center and complete amenities and services including numerous business centers, quality restaurants, cafes, bistros, and shops. The building includes a cafe, a drugstore, a restaurant, and a fitness center.

The interior features a living room/bedroom with a fully fitted open plan kitchen, a bathroom (walk-in shower, toilet), and an entrance hall.

**Hardwood floors**, large-format tiles, security entry door, built-in wardrobes, oversized aluminum windows, **Loxone** smart home system, ceiling heating and cooling, heat recovery ventilation system, heat pump, washer/dryer, dishwasher, microwave oven, bike storage in the building. A **cellar** and on-site **garage parking** is available at an additional cost.



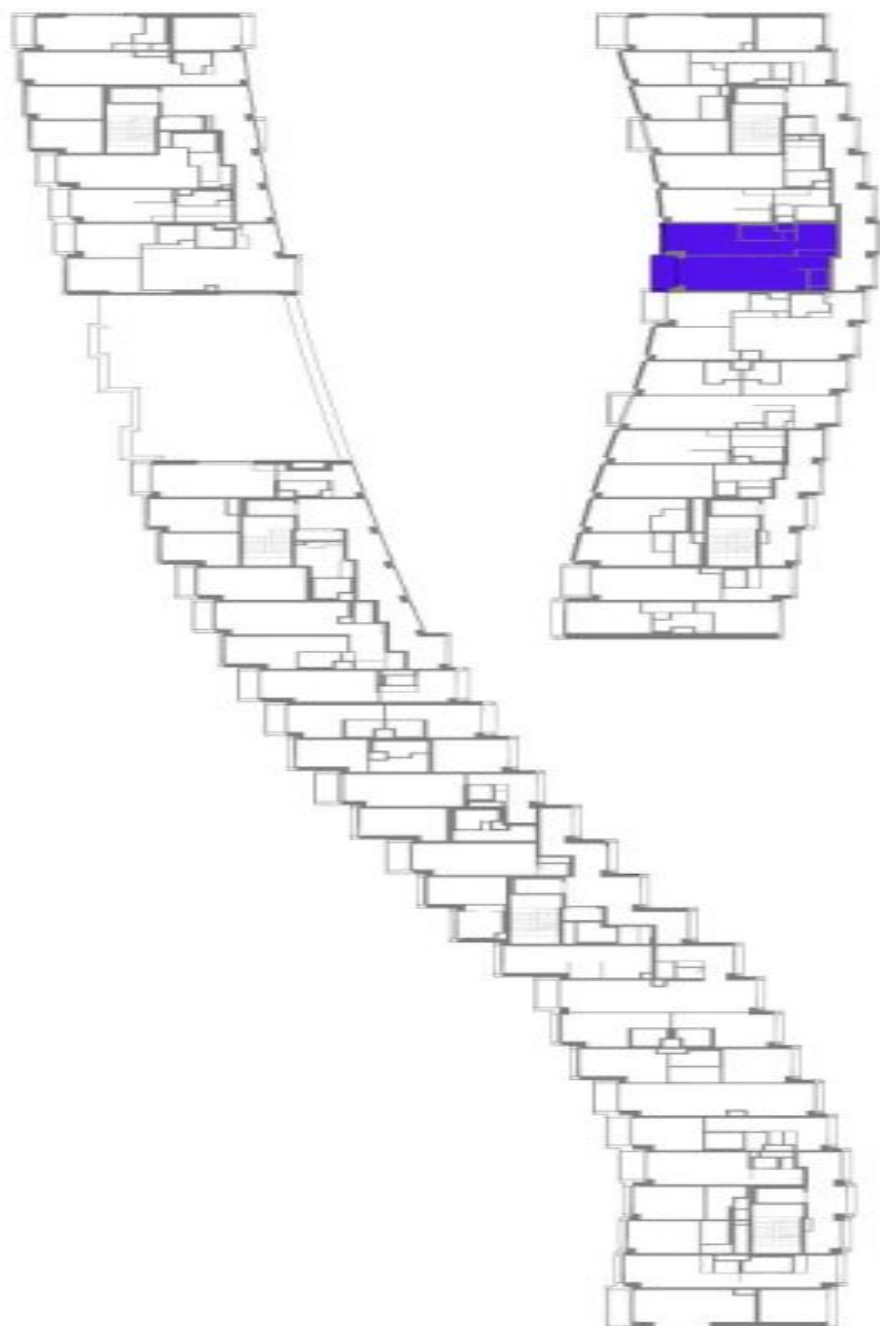
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Studio (1+kk)

31.9 m², Prague 8, Karlín, Rohanské nábřeží

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