



Apartment Three-bedroom (4+kk)

Rented

102 m², Prague 8, Karlín, Sokolovská



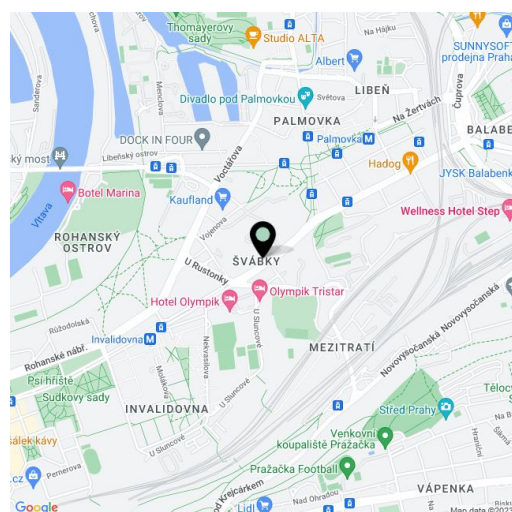


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Total area	111 m²
Floor area*	102 m²
Loggia	9 m²
Parking	Garage parking is available.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges and utilities in the amount of CZK 110/m2/month + VAT.
PENB	A
Reference number	42446
Available from	Immediately



An apartment in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished **3-bedroom 2-bathroom** design apartment with **2 enclosed balconies**, on the fifth floor in a building designed by the Qarta architektura studio and finished by original sculptures of a renown Czech artist David Černý. Benefiting from amenities including a central reception, security and high standard technologies, the project is located in a highly sought after neighborhood of Karlín, just moments from the Invalidovna metro station and tram stops. Location with quick connections to the city center and complete amenities and services including numerous business centers, quality restaurants, cafes, bistros and shops. The project offers e.g. a cafe, a drugstore, a restaurant and a fitness center.

The interior features a living room with a fully fitted open plan kitchen and **enclosed balcony** access, a master bedroom with an en-suite bathroom (bathtub, walk-in shower, toilet), a second bedroom with **enclosed balcony** access, a study, a family bathroom (walk-in shower, toilet), a storage room, a guest 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.

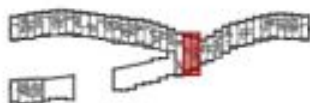
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č. místnosti	Jmenná místnost
801.01	CHODBA
801.02	KOUPELNA
801.03	WC
801.04	KOMNATA
801.05	POKOUJ
801.06	OBÝVACÍ POKOUJ + KK
801.07	KOUPELNA + WC
801.08	LOŽNICE
801.09	PRACOVNA
801.10	LOŽNICE
801.11	LOŽNICE

Popis	Prost
801.01, CHODBA	
Laminy se zrcadlením	1
Okna s/nt	1
801.02, KOUPELNA	
Deska se zrcadlením pod sypavkou	1
Zrcadlo do koupelny	1
801.03, WC	
Deska do rýhy	1
801.04, KOMNATA	
Stůlka	1
Regalová profila a stůlka	1
Průcha	1
801.05, POKOUJ	
Samt s/nt	2
Zrcadlo a stůl	1
801.06, OBÝVACÍ POKOUJ + KK	
Antenní stůl pro 6	1
Antenní stůl	1
Zrcadlo a stůl	1
Kuchtopan, links	1
Deska sypavky	1
Kanthalový stůl (stůl)	1
Stůlka pod TV	1
Křeslo	1
801.07, KOUPELNA + WC	
Deska se zrcadlením pod sypavkou	1
Zrcadlo do koupelny	1
801.08, LOŽNICE	
Průcha sypavky	1
Stůlka	2
Zrcadlo do rýhy / k/nt	1
Samt s/nt	2
Zrcadlo a stůl	1
Kabina	1
801.09, PRACOVNA	
Oděšední stůl	1
Stůl	1
Pracovní stůl	1
Zrcadlo a stůl	1
Deska sypavky	1
Kabina	1
801.10, LOŽNICE	
Stůlka sypavky	1
Stůlka sypavky	2
801.11, LOŽNICE	
Stůlka sypavky	1
Stůlka sypavky	2

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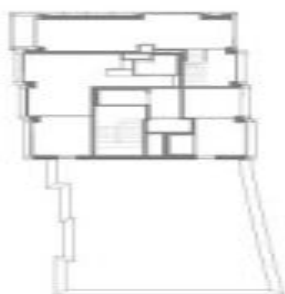




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Sokolovská

Rohanské nábřeží

