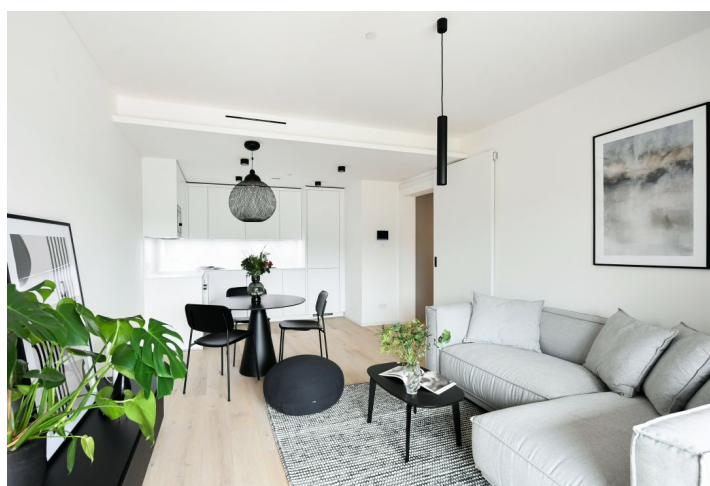




Apartment Two-bedroom (3+kk)

Rented

74 m², Prague 8, Karlín, Sokolovská



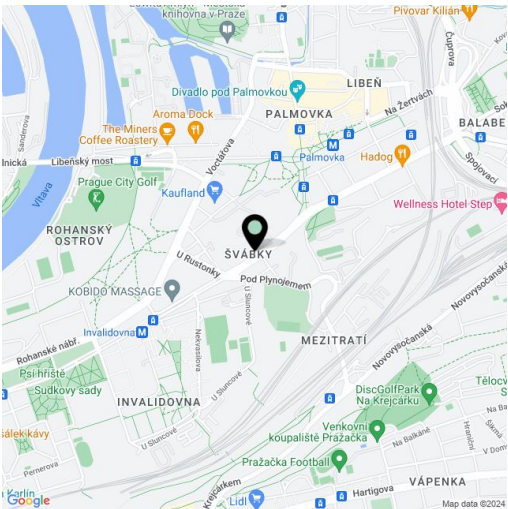


Apartment Two-bedroom (3+kk)

Rented

74 m², Prague 8, Karlín, Sokolovská

Total area	96 m²
Floor area*	74 m²
Terrace	22 m²
Parking	Garage parking is available.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges and utilities in the amount of CZK 130/m2/month + VAT.
PENB	B
Reference number	42505
Available from	Immediately



* 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 in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished 2-bedroom 2-bathroom design apartment with a terrace, on the sixth 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 access to the **terrace**, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom / study, a family bathroom (walk-in shower, toilet), and an entrance hall.

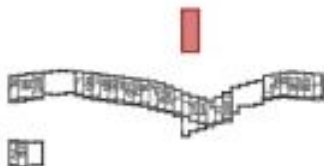
Hardwood floors, large format tiles, security entry door, built-in wardrobes, oversized aluminum windows, **Loxone** smart home system, ceiling heating and cooling, heat recovery ventilation system, heat pump, washer, dryer, dishwasher, microwave oven, bike storage in the building. A **cellar** and on-site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



Apartment Two-bedroom (3+kk)

74 m², Prague 8, Karlín, Sokolovská

Rented



C. místnosti	Jednotlivé místnosti
Bluk 5, T.NP. 3+KK	
S71.01	CHODBA
S71.02	KOUPELNA + WC
S71.03	KOUPELNA + WC
S71.04	LOŽNICE
S71.05	OBYVACÍ POKOJ + KK
S71.06	PRACOVNA
S71.07	TERRASA



Popis	Počet
S71.01. CHODBA	
Zatěra a parket	1
Laminy na stropě	1
Světlo na stropě a nástěnné	1
Prádka	1
Skříňka	1
Úložná skříň	1
Taburetky	1
S71.02. KOUPELNA + WC	
Deska se zrcadlem pod umyvadlem	1
Zrcadlo do koupelny	1
S71.03. KOUPELNA + WC	
Deska se zrcadlem pod umyvadlem	1
Zrcadlo do koupelny	1
S71.04. LOŽNICE	
Prádlo žlutobílé	1
Samostatná	2
Zatěra a parket	1
Křesadlo	1
S71.05. OBYVACÍ POKOJ + KK	
Kuchyňská linka	1
Safeta pod TV	1
Sešedí souprava	1
Konferenční stůl (koup.)	1
Taburetky (koup.)	1
Zatěra a parket	1
Křesadlo	1
Jedná židle	4
Jedná stůl pro 4	1
S71.06. PRACOVNA	
Zatěra a parket	1
Židle	1
Prádlo bílé	1
Samostatná	1
Sešedí souprava	1
Úložná skříň	1
Křesadlo	1
S71.07. TERRASA	
Skříňka	1
Křesadlo (koup.) - velký	1
Jedná židle venkovní	4
Jedná stůl venkovní	1

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Apartment Two-bedroom (3+kk)

74 m², Prague 8, Karlín, Sokolovská

Rented

