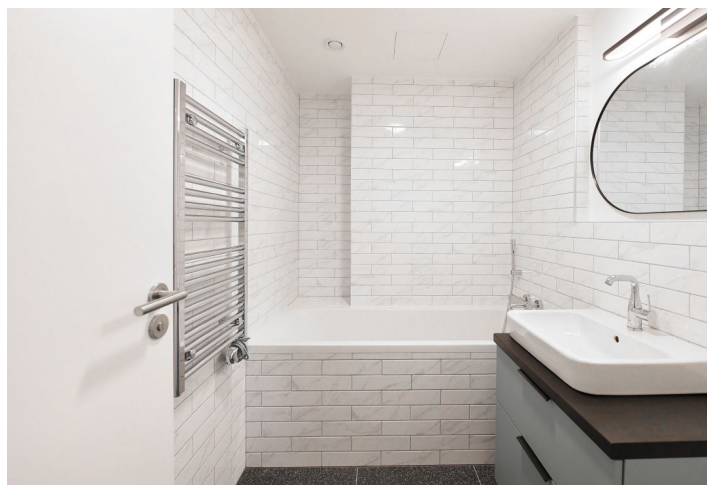
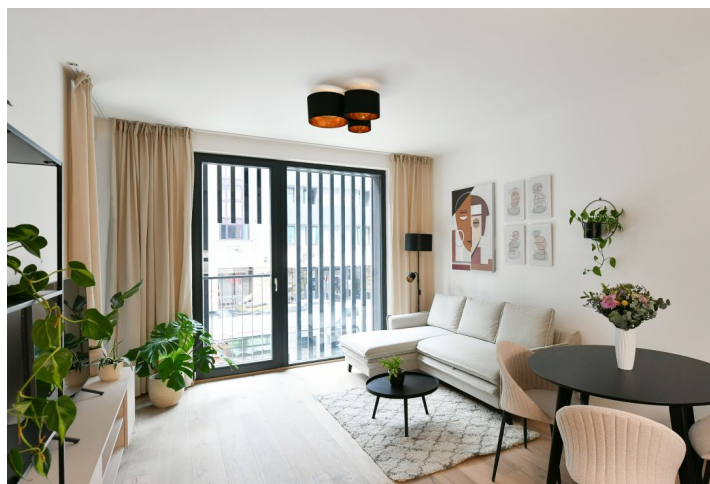




## Apartment One-bedroom (2+kk)

€ 1 400 | CZK 35 000

46.9 m², Prague 8, Karlín, Sokolovská





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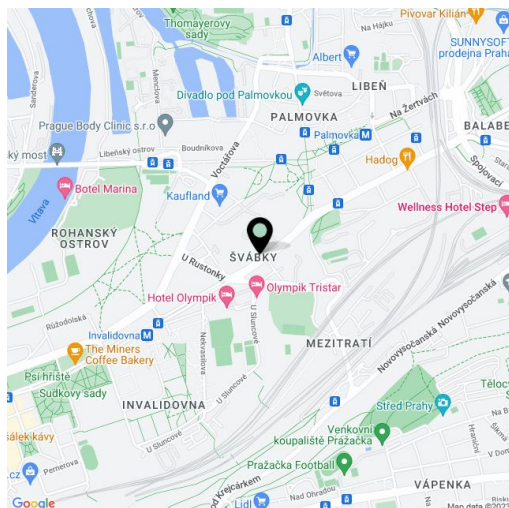
46.9 m², Prague 8, Karlín, Sokolovská

Total area	50 m²
Floor area*	47 m²
Loggia	3 m²
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,000. Electricity is billed separately.
Reference number	103394
Available from	01.06.2024

This fully furnished apartment with an enclosed balcony is on the 1st floor of the ICONIK Residence - a brand new residential building with an elevator, situated near two parks, close to the Vltava riverbank. Located in the highly sought-after district of Karlín, Prague 8, with rich amenities, full services, and the Karlín business center in the immediate neighborhood, and with very quick access to the city center, just a few steps from the Křižíkova metro station and tram stop.

The apartment features a living room with a fully fitted open plan kitchen and dining area, a bedroom with a built-in wardrobe, a bathroom including a bathtub, a separate toilet, and an entrance hall. The **enclosed balcony** is accessible from both the living room and the bedroom.

**Air-conditioning, heat recovery ventilation, oak floors, tiles, French windows, triple glazed windows, automatic exterior blinds, central heating, underfloor heating, custom-made kitchen, dishwasher, induction cooktop, washer with dryer, cellar.**



\* 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.