



Apartment One-bedroom (2+kk)

Sold

85.8 m², Prague 8, Karlín, Prvního pluku





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Total area	86 m²
Parking	-
Cellar	-
PENB	G
Reference number	28996

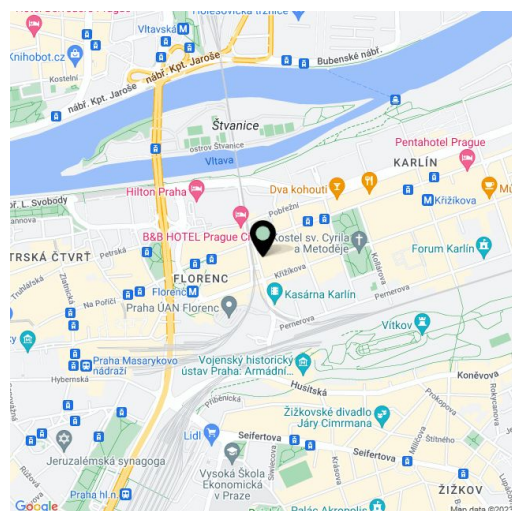
This new maisonette apartment with beautiful panoramic views of the surrounding area is being created on the 5th and 6th floors of a reconstructed corner apartment building that stands right next to the border between Karlín and New Town, in a district with an industrial past and contemporary freshness. Close to the center, the neighborhood has a complete infrastructure, which will grow to include new cafes, shops, and green areas after the reconstruction of the Negrelli Viaduct.

The layout of the entrance floor will consist of a living area with a kitchen and dining area, a bathroom with a toilet, and a foyer. On the upper floor, there is a spacious gallery, on which will be 2 interconnected study rooms and 1 separate bedroom.

The house gets its original beauty in a modern form thanks to the architect **Petr Slaviček**, who creates his designs with a sense for the given space. The unit is offered in a finished state completed to a **high standard**, which includes, for example, **casement windows with historical profiles** (towards the street), **aluminum atelier windows** and wooden skylights, Italian ceramic tiles, three-layer oiled **oak Admonter Young floors** with **underfloor heating** connected to a Junkers gas-fired condensing boiler, Hansgrohe, Villeroy & Boch, Duke, and Catalano sanitaryware. The supply of clean air to the living rooms is provided by **regenerative units**. The building will feature many preserved and repaired original historical elements, such as entrance doors, railings including handrails, decorative walls sections, or decorative elements on the facade. The reconstruction will also include a new roof, facade, new utility networks, windows, and the common areas will be refurbished. There will also be a new glass elevator.

The very popular and pleasant urban location is **easily accessible from the center** not only by public transport, but also on foot. A tram stop and the **Florenc** metro station, as well as a bus station, is only a few steps from the house. After the reconstruction of the Negrelli Viaduct, there will be a **park** and cafés with front gardens, galleries, and shops in the style of other European metropolises. The area already has **complete urban amenities**: restaurants, cafes, supermarkets, post offices, pharmacies, schools of all levels, a cinema and a theater, a museum, a sports ground (for example, on the nearby **Štvanice**), and a number of office buildings. A comfortable bike path along the Vltava River and across Rohanský Island is close to the building. The **Marina Golf Club** is also nearby and the large **park on Vítkov Hill** is within walking distance.

Total floor area 85,8 m².



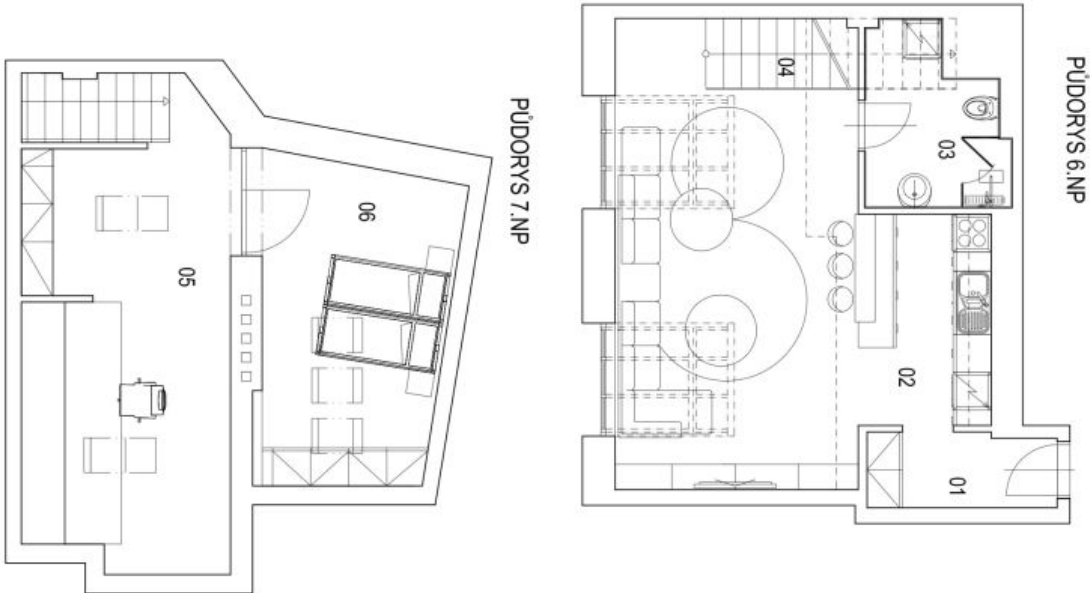
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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OZNAČENÍ JEDNOTKY:
PODLAŽÍ:
TYP:

24
6.-7.NP
2+KK + pracovní

NÁZEV MÍSTNOSTI	PLOCHA
01 VSTUPNÍ CHODBA	3,8 m²
02 OBÝVACÍ POKOJ + KK	36,0 m²
03 KOUPELNA + WC	6,0 m²
04 SCHODIŠTĚ	4,4 m²
05 GALERIE - PRACOVNA	20,3 m²
06 LOŽNICE	15,3 m²

CELKEM MÍSTNOSTI: 85,8 m²

PODLAHOVÁ PLOCHA DLE
NAŘ. VL. 366/2013 Sb.: 85,8 m²



SCHEMA 7.NP



SCHEMATICKÝ REZ

