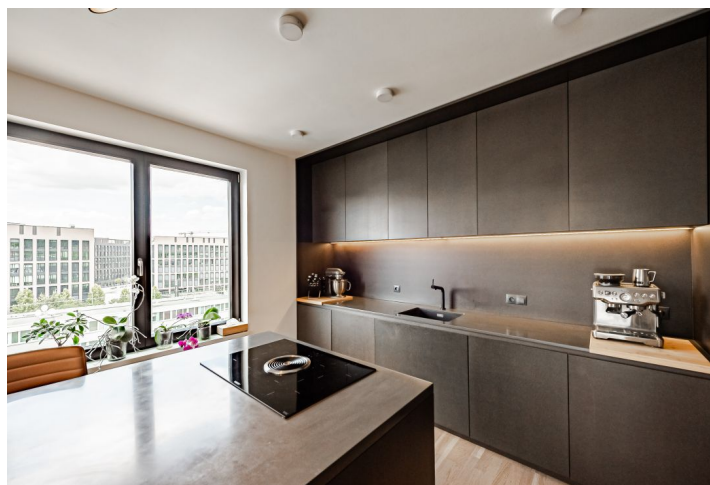




## Apartment Two-bedroom (3+kk)

Sold

91 m², Prague 8, Karlín, Nekvasilova





## Apartment Two-bedroom (3+kk)

**Sold**91 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova

Total area	102 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43249

This fully furnished designer apartment with a large balcony and pleasant views is situated on the 7th floor of the Karlín Park project, a recently built set of three residential buildings with an elevator, camera system, underground parking, and a park. This residential complex is located in a rapidly developing part of Prague 8 – Karlín, just two blocks from the Invalidovna metro station (line B), right next to a sports complex and near two golf clubs.

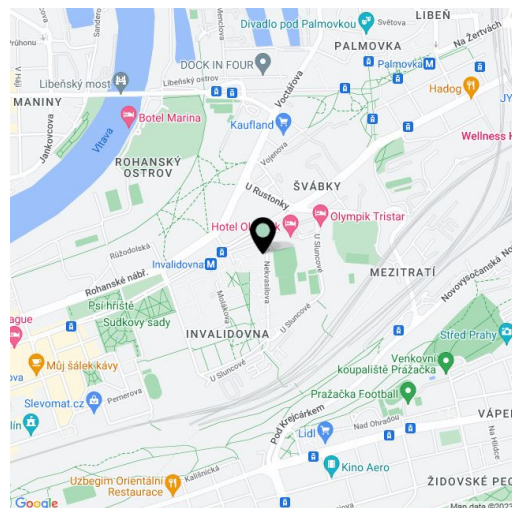
The layout consists of a living room with an open plan kitchen, dining area, and **balcony**, a master bedroom with a walk-in wardrobe, a second bedroom, a bathroom (with a shower and toilet), a separate toilet, a closet, and a hallway. The balcony offers nice views of **wooded Vítkov Hill**.

The building was approved in 2018. High-quality facilities include **hardwood floors**, large-format ceramic tiles, French windows, **Hüppe, Villeroy & Boch, and Vitra Concept** sanitary ware and bathroom fixtures, a videophone, and **central heating**. The windows can be shaded with motorized aluminum **exterior louvres** with **Somfy** intelligent control, remote control, and a wind sensor. The interior was created according to the designs of the **Flat White** architectural studio. Facilities also include custom carpentry elements, doors with concealed hinges and **M&T handles**, cladding made of Valchromat natural boards, a **Corian** kitchen worktop and table, a **BORA cooktop** with an integrated hood, Bosch appliances, Arper Catifa leather bar chairs and other **premium brand furniture**. The purchase price includes **1 parking space in the underground garage** and a **cellar storage unit**.

This new development, combining residential and administrative buildings, is within quick reach of the city center and all services. In the immediate vicinity of the building, there are **tennis and squash courts**, a fitness center, and a **golf driving range**; another **golf club** is within walking distance. There are kindergartens, elementary schools, and a **high school** in the vicinity, plenty of cafes, restaurants and bistros, a supermarket, and plenty of smaller shops. The city center can be easily reached by metro, tram, car, scooter, or bicycle along a **safe bike path** away from the main road.

Floor area 90.90 m<sup>2</sup>, balcony 11.47 m<sup>2</sup>, cellar 3.63 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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 Two-bedroom (3+kk)

91 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova

**Sold**

