



## Apartment Three-bedroom (4+kk)

**Sold**

106.4 m², Prague 8, Karlín, Urxova





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Total area	110 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 466 CZK monthly
PENB	G
Reference number	43709

This designer furnished apartment in a purist style with high ceilings and a balcony is part of an Art Nouveau apartment building with only 9 units. A beautiful place in Karlín near Lyčkovo Square with a landscaped park and Kaizlovy Sady Garden.

The 4th floor apartment consists of a living room/study, a kitchen, a master bedroom with an en-suite bathroom (shower, sink, toilet) and **balcony** facing the **courtyard** with **mature trees**, a children's room with **elevated beds**, a walk-in closet, and a bathroom (shower, double sink, and toilet), a closet, and an entrance hall.

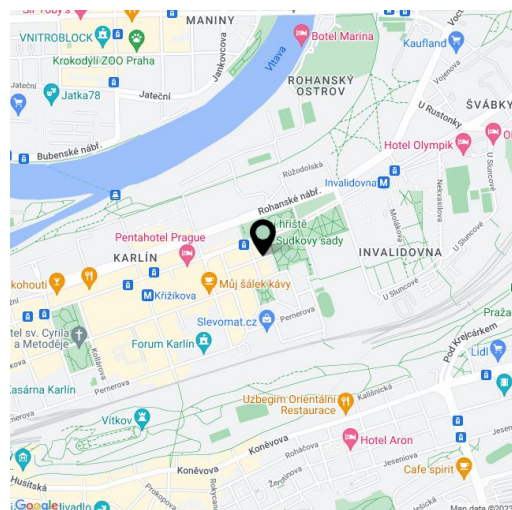
The boutique building with an **elevator** and a **decorative facade** and the apartment itself were **completely renovated** in 2016. The interior is illuminated by a number of new **wooden casement windows**. Facilities include **wooden parquet** and **marmoleum floors**; the bathrooms are tiled and have **underfloor heating**. A large amount of built-in storage space. Junkers gas boiler. The apartment comes with a **large cellar storage unit**.

The popular Karlín district with its tree-lined streets, carefully landscaped squares, and interesting mix of classical architecture with state-of-the-art residential and office buildings offers rich **cultural activities**, **quality places to eat**, and **quick access to the city center** by metro, tram, scooter, and bicycle. Not far from the building are cozy cafes, trendy bistros, and ethnic restaurants, as well as shops including a supermarket, kindergarten, elementary school, or the **Forum Karlín** multifunctional space. You can go for a walk in the **park on Vítkov Hill** or **Rohan Island**, and by bike it is possible to quickly connect to the **bike path** along the Vltava or **Rokytká rivers**.

The apartment is listed as 2-bedroom in the Declaration of the Owner.

Interior 106.4 m<sup>2</sup>, balcony 3.2 m<sup>2</sup>, cellar 13 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.



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