



## Apartment Two-bedroom (3+kk)

Sold

86 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu





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Total area	93 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	101902

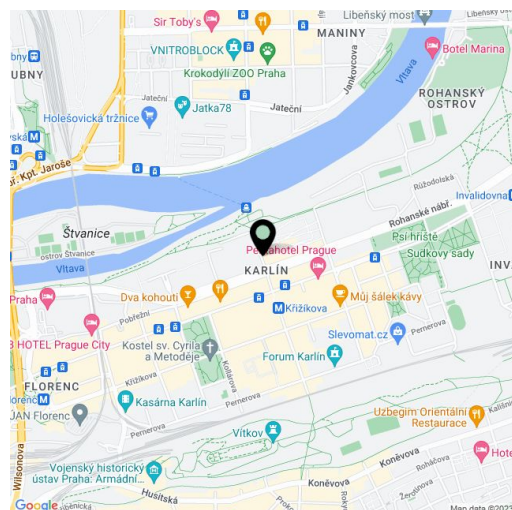
**This fully furnished modern apartment with a loggia and a garage parking space is situated in the Trinity residential project located on the border of New Town and Karlín, in a dynamically developing area on Rohanský Island.**

The area of the 3rd floor apartment consists of a spacious living room with a dining area and kitchen, two bedrooms, an airy bathroom (shower, toilet), a separate toilet, and an entrance hall. The living room is connected by a **loggia** facing the **courtyard**.

The residence was completed in 2016. The apartment is illuminated by large-format windows; floors are **wooden** and the built-in wardrobes provide plenty of storage space. The kitchen is fully equipped (including induction hob and dishwasher). Heating is central remote, and there are floor convectors in the rooms and **air-conditioning** in the living room. The entrance door is fireproof and safety (class III), security is also ensured by a **videophone**. The **chip-accessible** building has an **elevator** and a camera system, and the purchase price includes **1 garage space** and a **cellar**. A **pram-room** is available to residents. The apartment is offered **fully furnished** with modern furniture according to the photos.

The new residential district is located in **close proximity to the city center**. A **new footbridge** over the Vltava River is currently being completed, which will enable a short connection to the **Prague Market** or the future **concert hall of the Czech Philharmonic**. There are cafes, restaurants, wine bars, shops, as well as schools, galleries, theaters, and medical services nearby. The Křižíkova metro station and tram stop are just a few minutes' walk away. A **bike and jogging path** passes by the building and a fitness/relaxation center and **golf driving range** are nearby.

Floor area 86 m<sup>2</sup>, loggia 7 m<sup>2</sup>, cellar 5.2 m<sup>2</sup>.



\* 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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### Plošné výměry

4.01.1	Předsíň	10,39 m <sup>2</sup>
4.01.2	Obytný prostor+KK	38,87 m <sup>2</sup>
4.01.3	Ložnice	15,87 m <sup>2</sup>
4.01.4	Pokoj	10,61 m <sup>2</sup>
4.01.5	WC	1,69 m <sup>2</sup>
4.01.6	Koupelna+WC	8,57 m <sup>2</sup>
<b>4.01.7</b>	<b>Lodžie</b>	<b>6,5 m<sup>2</sup></b>
	<b>Celková plocha bytu</b>	<b>86,0 m<sup>2</sup></b>

