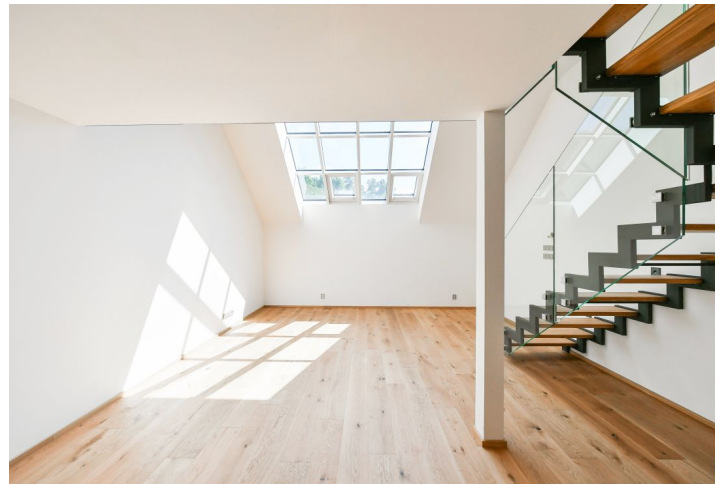




Apartment Two-bedroom (3+1)

€ 731 514 | CZK 18 500 000

123.1 m², Praha 8, Karlín





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Total area	133 m ²
Floor area*	123 m ²
Terrace	10 m ²
Parking	-
Cellar	2 m ²
PENB	B
Reference number	105073

* 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.

This newly emerging duplex air-conditioned apartment with a terrace providing beautiful views of the park and the tower of the Church of St. Cyril and Methodius is located on the top floors of a recently renovated historic apartment building. The elegant building stands in an attractive area on the border of New Town and Karlín, on a side street by the park on Vítkov Hill.

On the entrance level (4th floor of the building) is a living room with a preparation for a kitchen, a separate toilet, a closet, and a foyer. The staircase in the living room leads to the attic, where there are 2 bedrooms, a hall with a study, and a bathroom (with a shower and toilet). The hall and one bedroom have access to the **east-facing terrace** towards the **courtyard**.

The high-quality standard includes **Schüco studio windows** with electrically controlled **pleated blinds** and wooden Euro-windows with triple glazing and a preparation for exterior blinds, **oak floors**, Macroni Factor floor and wall tiles, Sapeli fire-resistant entrance doors in a natural oak color, **Sapeli Elegant/Komfort** interior doors with **M&T Morgan** hardware, **SAT and Laufen** sanitary ware, **Grohe faucets**, **LG air-conditioning** in all rooms, underfloor heating with digital thermostat (Wolf gas boiler heat source and water heating), ABB Levit series electrical terminal elements, and a video intercom. The building has elegant common areas and **a new elevator**, and residents have access to a courtyard with **seating** and **landscaped greenery**.

The excellent location allows everything you need to be within walking distance - there are shops, restaurants, cafes, bistros, schools from kindergartens to high schools in the immediate vicinity. The nearby **Forum Karlín** multifunctional space offers many cultural activities. Excellent transport accessibility is provided by the Florenc metro transfer station, tram stop, and international bus terminal, all within a 5-minute walk. The nearby **park on Vítkov Hill** or the nearby **bike path along the Vltava River** offer the possibility of pleasant relaxation in nature and sports.

Floor area 123.1 m², terrace 9.8 m².

Estimated approval date June 2024, the apartment will be handed over in September 2024.



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