



Apartment Four-bedroom (5+kk)

€ 950 307 | CZK 24 000 000

155.4 m², Prague 8, Karlín





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Total area	177 m ²
Floor area*	155 m ²
Terrace	21 m ²
Parking	-
Cellar	2 m ²
PENB	B
Reference number	105074

* 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 very spacious duplex air-conditioned loft-type apartment, with two terraces providing impressive views of the treetops and the towers of the Church of St. Cyril and Methodius, is spread out over the two highest floors of a historic apartment building. The recently renovated 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 large living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a utility room/walk-in wardrobe, a corridor, and a foyer. The hall and living room have access to the terrace. The staircase in the living room leads to the attic, where there is a bedroom with an en-suite bathroom and a toilet, 2 other bedrooms, or an area with a preparation for a wellness zone. The bedrooms and hall have access to a terrace with wonderful views. Both terraces are east-facing 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 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 a 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 location in the wider city center allows for walking distance to everything you need. There are shops, restaurants, cafes, bistros, schools of all levels in the immediate vicinity, and cultural activities are offered by the nearby **Forum Karlín** multi-functional space. The **park on Vítkov Hill** or the nearby **bike path along the Vltava River** offer the possibility of pleasant relaxation in nature and sports. The Florenc metro transfer station, tram stop, and international bus terminal are within a five-minute walk.

Floor area 155.4 m², terraces 21.4 m², part of a common balcony for exclusive use 14.5 m².

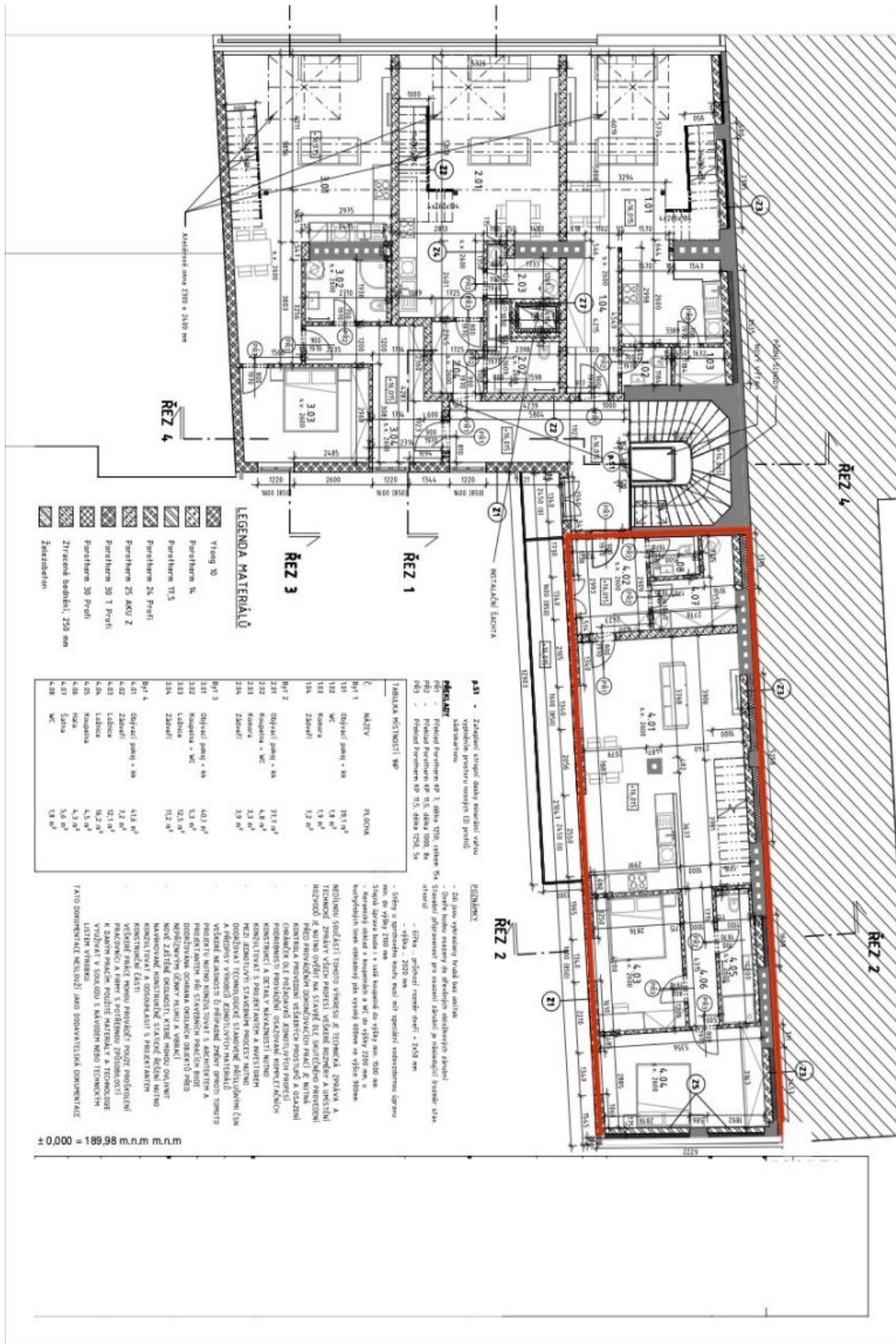
Estimated approval date June 2024, the apartment will be handed over in September 2024.



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