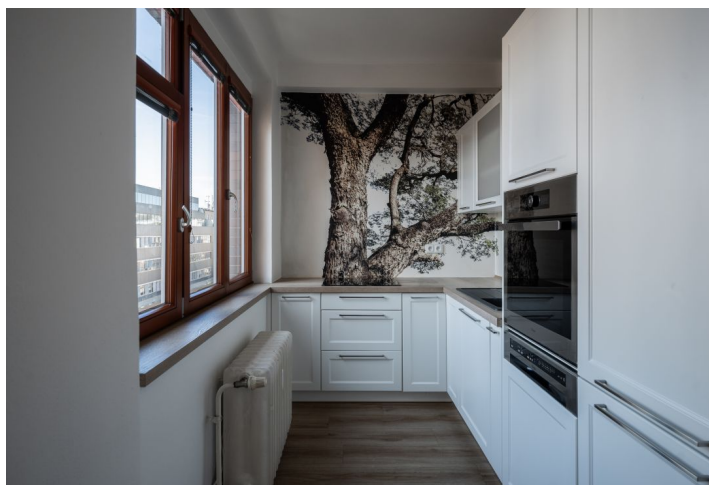




Apartment One-bedroom (2+kk)

€ 267 679 | CZK 6 700 000

48 m², Prague 8, Karlín, Sokolovská





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| | |
|------------------|-------------------|
| Total area | 48 m ² |
| Parking | - |
| Cellar | 2 m ² |
| PENB | G |
| Reference number | 105364 |

This two-room apartment, located on the 6th floor of a **Functionalist building with an elevator**, is within walking distance of the city center. The location on picturesque **Karlín Square with a nice park**, in the popular lively district of **Karlín**, offers convenient access to many cafes and bistros as well as **rich cultural activities**.

The area of the apartment consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower), a separate toilet, a foyer, and a storage room with a connection for a washing machine and dryer.

The interior is suitable for reconstruction. Windows are **wooden**; vinyl floors in a wood decor. Heating (including water) is central. The apartment comes with a **cellar**.

There is a wide selection of cafes, bistros, wine bars, and restaurants in the immediate vicinity, as well as supermarkets and small shops, and the **Forum Karlín concert hall** is only a few minutes' walk away. It is possible to get to the city center comfortably by metro and tram, but also by bike, scooter, or on foot. The area is very pleasant thanks to landscaped green areas. It is close to the **park on Vítkov Hill** and to the **bike path** leading along Rohan Island.

Floor area 48 m², cellar 2 m².

* 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.

