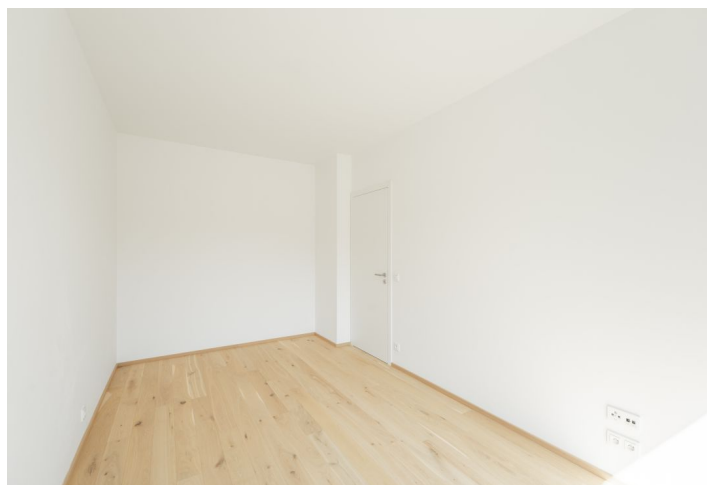
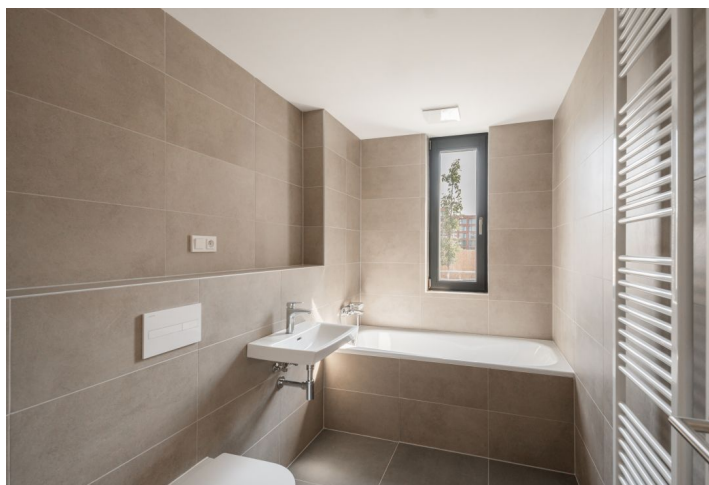
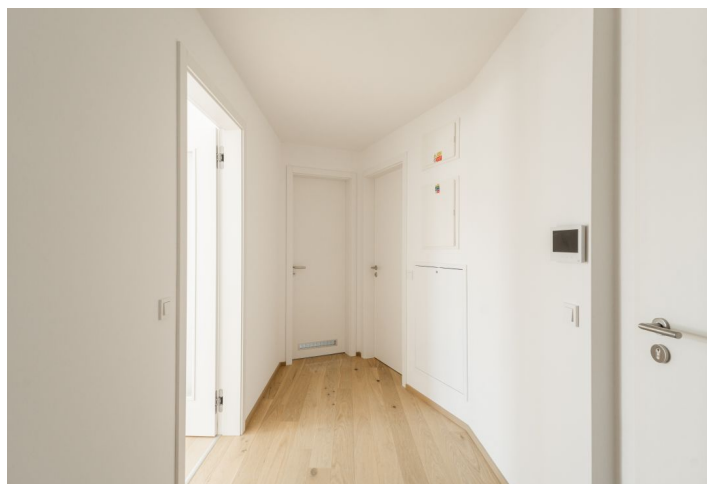




## Apartment One-bedroom (2+kk)

€ 464 611 | CZK 11 750 000

61.2 m<sup>2</sup>, Praha 8, Karlín, Sokolova





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Total area	78 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Front garden	29 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	105945

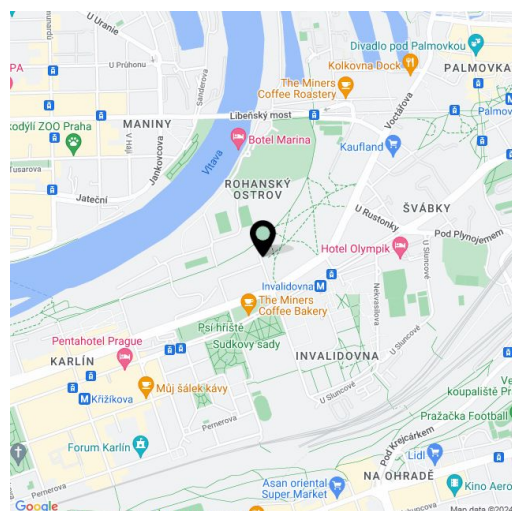
This new, airy, and bright apartment with a terrace, front garden, and a garage is part of the prestigious Rohan City residential project, which was designed by the famous architect Eva Jiříčná together with Petr Vágner. The new building is located in a modern district on Rohanské Island, in a popular part of of Karlín with everything you need at your fingertips.

The area of the apartment on the raised ground floor consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom (with a bathtub and toilet), and a spacious hall. Both rooms are connected to a **partially covered terrace** and **front garden** facing southeast.

The **high-standard** facilities include large-area aluminum windows with insulating glass, **Boen wooden floors**, large-format ceramic tiles in the bathroom, **Laufen sanitary ware**, **heating is provided by a central gas boiler**. , doors with concealed hinges or a videophone. The purchase price includes a **garage parking space** and a **cellar**, residents also have access to a **reception**, a **common garden** with seating and a view of the river, and a **bike room** with the possibility of washing bikes.

The modern district on Rohan Island allows living in the middle of architecture representing the **cutting edge of contemporary design**. The surroundings are full of cafes, bistros and restaurants, a **golf tee** and a **bike path** along the Vltava are close at hand, and the area is made more pleasant thanks to **landscaped parks**. An excellent transport connection to the city center is ensured by the B metro line and several tram lines, public transport stations are just a few steps from the house.

Floor area 61.2 m<sup>2</sup>, terrace 17.1 m<sup>2</sup>, front garden 28.7 m<sup>2</sup>, cellar 5.6 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.



# Apartment One-bedroom (2+kk)

€ 464 611 | CZK 11 750 000

61.2 m<sup>2</sup>, Praha 8, Karlín, Sokolova

Sokolova

Byt 2+kk

1. NP

1	Vstupní hala	7,6m <sup>2</sup>
2	Koupelna	5,5 m <sup>2</sup>
3	Pokoj	14,2 m <sup>2</sup>
4	Obývací pokoj + KK	28,9 m <sup>2</sup>
5	Terasa	17,1 m <sup>2</sup>
6	Předzahrada	28,7 m <sup>2</sup>
<b>Podlahová plocha bytu</b>		<b>61,2 m<sup>2</sup></b>

