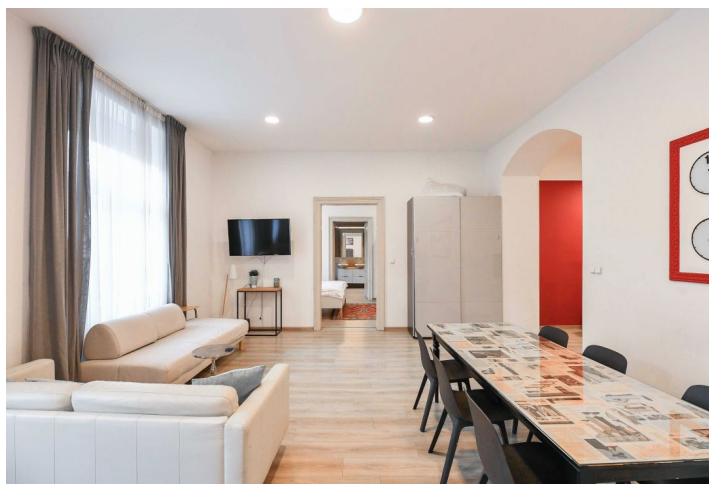




## Apartment Two-bedroom (3+kk)

€ 796 813 | CZK 20 000 000

148.1 m<sup>2</sup>, Prague 8, Karlín, Křižíkova





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148.1 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

Total area	148 m <sup>2</sup>
Parking	-
Cellar	7 m <sup>2</sup>
PENB	Not required
Reference number	106615

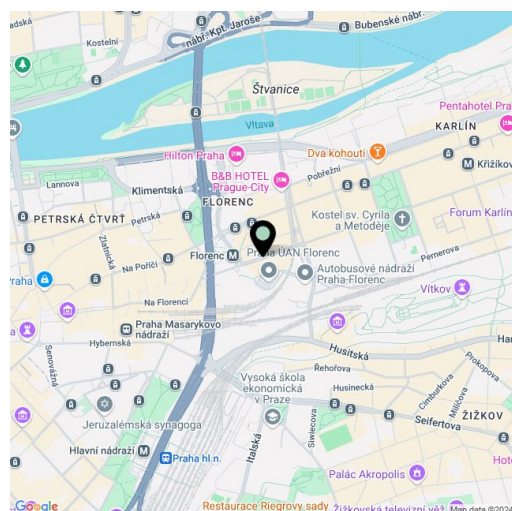
This spacious, bright, fully furnished 2-bedroom apartment is located on the 1st floor of a historic building in a desirable part in Prague 8, in the immediate vicinity of the Florenc metro station and Karlín Musical Theater.

The modern interior consists of a living room connected to a fully equipped kitchen, a bedroom, a **2nd bedroom with an en-suite bathroom** with a bathtub and shower, and an entrance to another room (walk-in wardrobe or study, currently used as a 3rd bedroom), a utility room, and a 2nd bathroom with a separate toilet. The apartment comes with a cellar.

The apartment's equipment includes a kitchen with a central island and Whirlpool and Bosch appliances, **large-format Alfalux tiles**, Paffoni, Paini, Kos, and Hansgrohe sanitary ware, Sapho heated towel rails, a **cast marble bathtub**, Egger **wooden floating floors**, wooden Euro windows and renovated double-leaf interior doors. The apartment with high ceilings has **suspended ceilings with energy-saving LED lighting**. Heating is provided by its own gas boiler. The building is in its original condition without an elevator.

The wider city center offers complete civic amenities including many restaurants, cafes, shops, and supermarkets. There is also an elementary school and kindergarten, as well as several secondary schools in the area. Perfect transport connections are provided by a **metro station (lines B and C)** and bus and tram stops just a few steps from the building.

Floor area 148.1 m<sup>2</sup>, cellar 6.6 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.





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