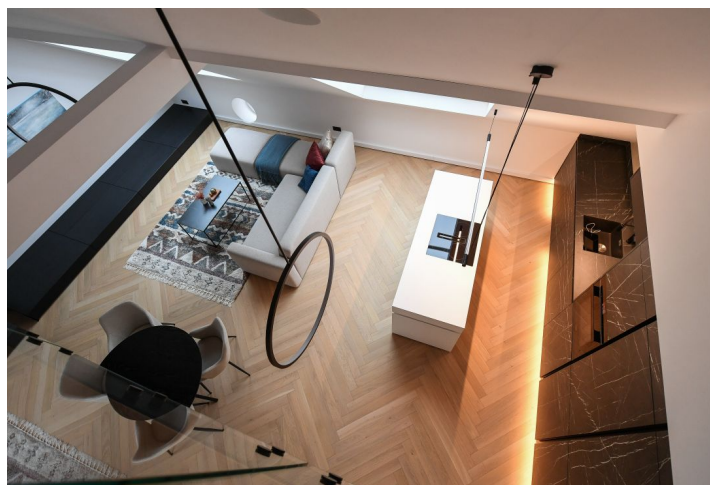




Apartment Four-bedroom (5+kk)

€ 1 299 921 | CZK 32 875 000

177.7 m², Prague 8, Karlín, Sokolovská





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Total area	188 m ²
Floor area*	178 m ²
Terrace	10 m ²
Parking	-
Cellar	-
PENB	B
Reference number	106815

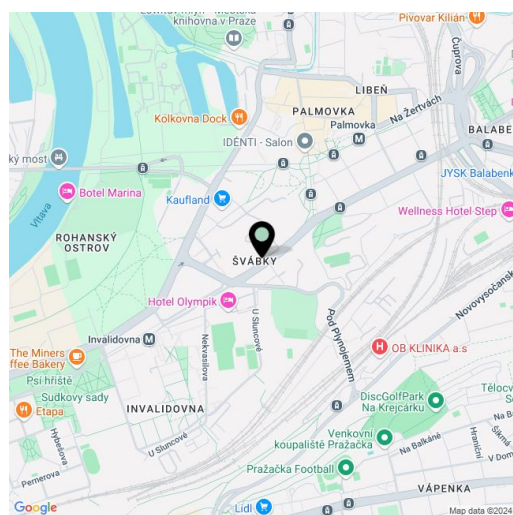
This new air-conditioned duplex apartment with a terrace and an interior designed by a renowned architectural studio is located on the top floors of a corner Art Nouveau building in Karlín, near Kaizl Gardens and Rohanský Island. This area combines classic architecture with striking modern designs, and the tree-lined streets are filled with cafes and bistros.

On the entry level (5th floor), there is a living room with an open plan kitchen, a bedroom with a **walk-in closet and shower**, a second bedroom, a bathroom, and a spacious entry hall. The entire living space is illuminated by **large atelier windows**, complemented by an **original Art Nouveau circular window**. The attic, accessible by a staircase from the living room, includes two bedrooms, a bathroom, a hallway, and a gallery, with a **terrace** adjoining the bedroom **facing the inner courtyard**.

The high-standard facilities include **light oak parquet floors**, a custom-made kitchen equipped with **Siemens appliances**, **air-conditioning**, a staircase with glass railings, tall frameless doors, elements made from exclusive materials, and a **Loxone smart home system** to control the audio system, security, underfloor heating, lighting, and skylight shading. The building features a renovated facade, roof, a **new elevator**, and refurbished common areas.

Located in the heart of the vibrant Karlín district, with everything you need within easy reach, and the area is full of restaurants, cafes, and shops, with schools conveniently close-by. Getting to the city center is quick and easy, whether by metro, tram, bike, or scooter. **Nearby Vitkov Park** is perfect for strolls under tree canopies, a **safe bike path** runs through **Rohanský Island**, and a **golf club** is just a few minutes' walk away.

Floor area 177.7 m², terrace 10.3 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.



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