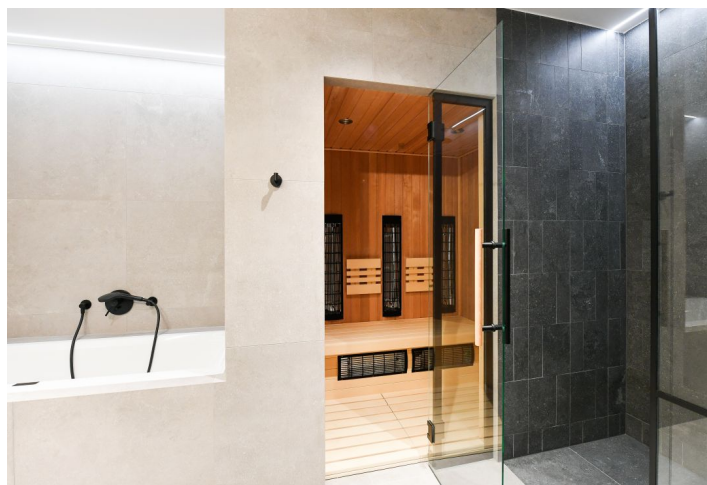
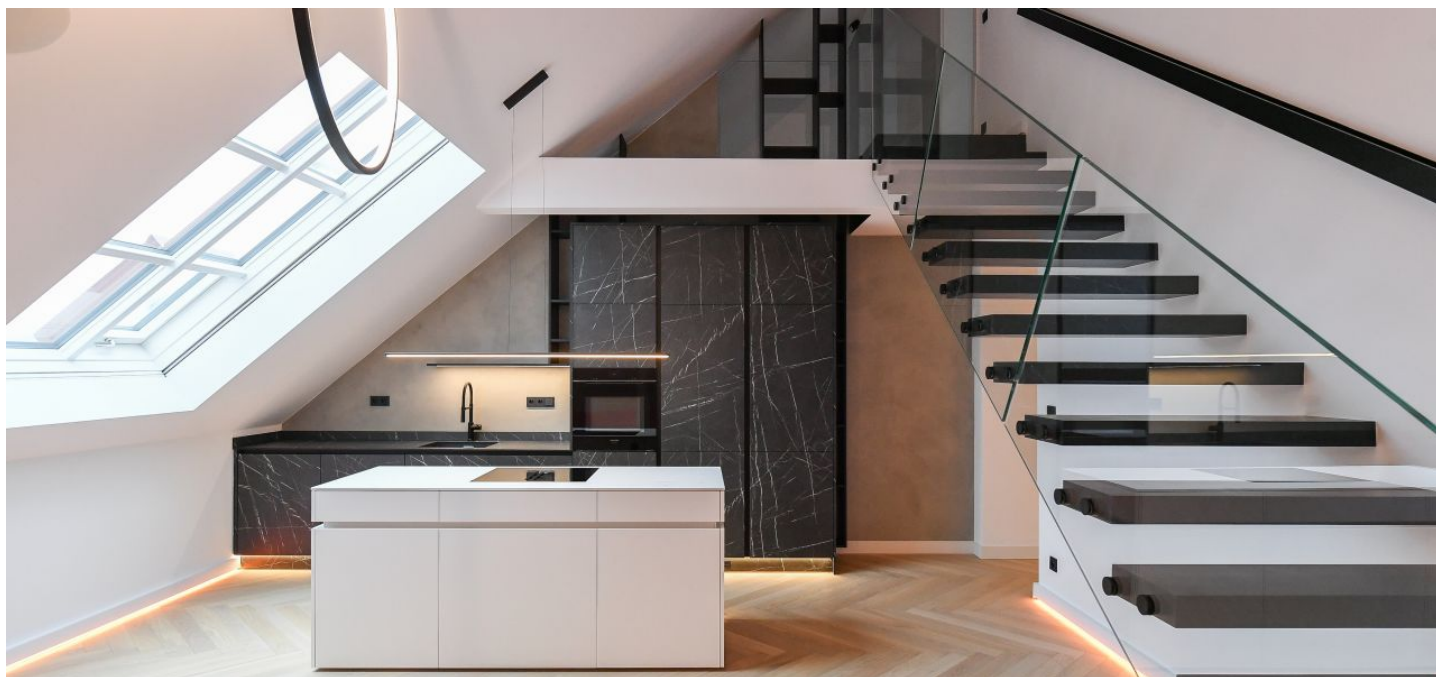




Apartment Three-bedroom (4+kk)

€ 1 173 965 | CZK 29 490 000

159.4 m², Prague 8, Karlín, Sokolovská





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€ 1 173 965 | CZK 29 490 000

159.4 m², Prague 8, Karlín, Sokolovská

Total area	159 m ²
Parking	-
Cellar	-
PENB	B
Reference number	106816

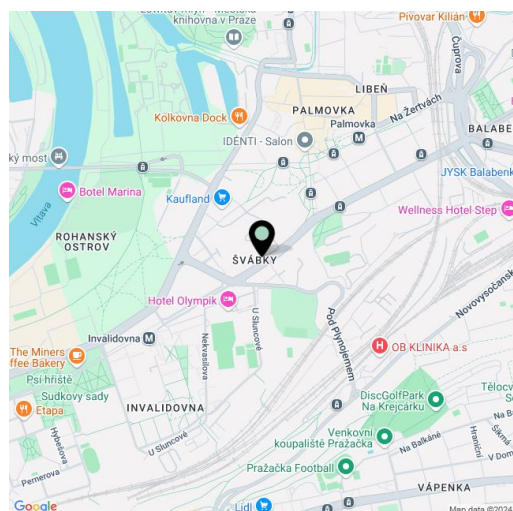
This new air-conditioned duplex apartment with a sauna and an interior designed by a renowned architectural studio is situated on the top floors of a corner Art Nouveau building. The nicely developed Karlín district, where classic buildings meet modern, striking architecture, offers pleasant living close to the city center.

On the entry level (5th floor), there is an airy and bright living room with an open plan kitchen, 2 bedrooms, a bathroom with a **sauna**, a separate toilet, and a large entry hall. The attic, accessible by stairs from the living room, includes a bedroom, a bathroom, and a gallery with a workspace.

The high-standard facilities includes **light oak floors**, studio windows, a custom-made kitchen equipped with **Siemens appliances**, **air-conditioning**, a staircase with **glass railings**, tall flush doors, elements made from **exclusive materials**, and a **Loxone** smart home system for controlling the audio system, security, underfloor heating, lighting, and shading. The building has a renovated facade, roof, **new elevator**, and refurbished common areas.

Located in the heart of the vibrant Karlín district, with everything you need within reach, including restaurants, cafes, schools, and shops. Access to the city center is quick and easy by metro or tram, and also by bike or scooter. The nearby park on Vítkov Hill offers fresh-air spaces for walking and sports; a **bike path** runs along the **Rohanský Island**, and a **golf club** is within walking distance.

Floor area 159.4 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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