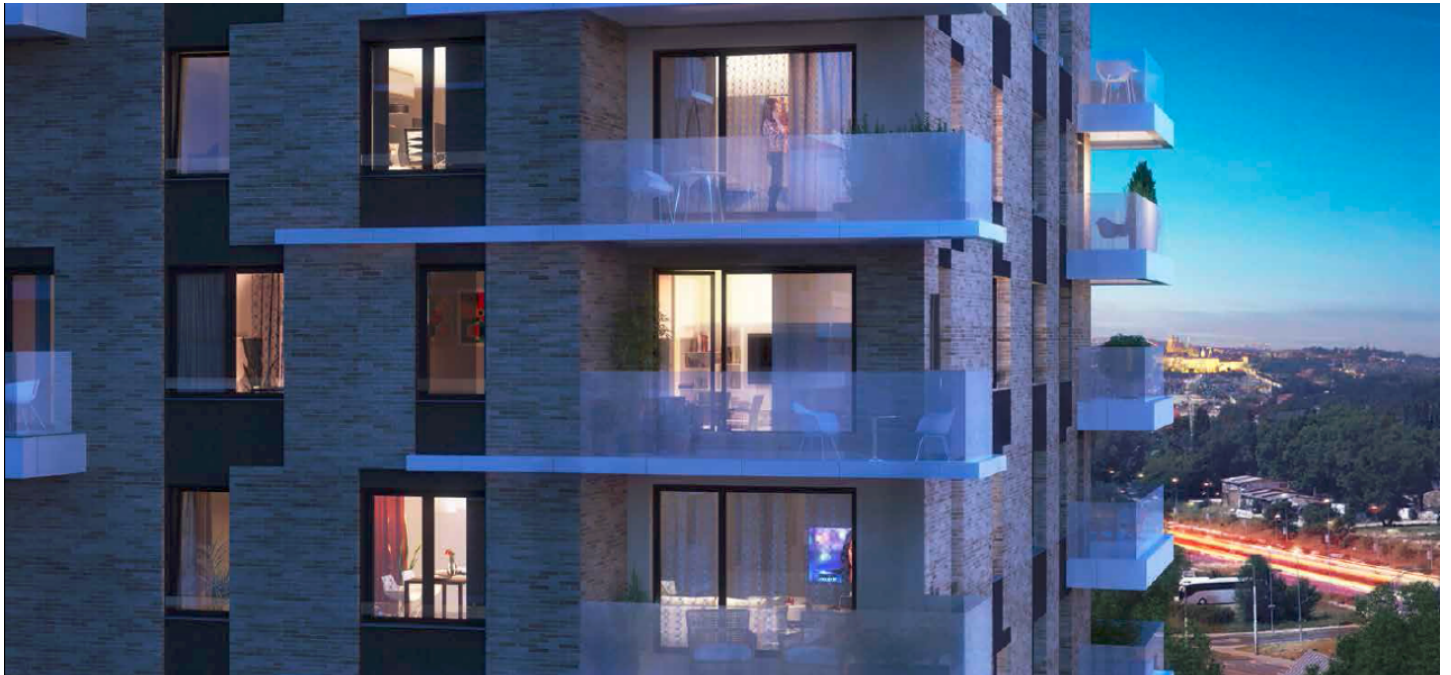




## Apartment Two-bedroom (3+kk)

Sold

91 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova





## Apartment Two-bedroom (3+kk)

**Sold**91 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova

Total area	102 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24139

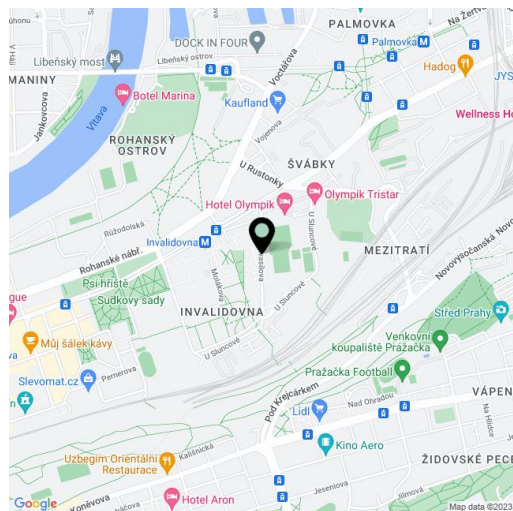
**New apartment with a balcony, situated on the 7th floor of Karlín Park, a newly emerging project of three residential buildings with camera security system and underground parking. The flat will be located in a popular part of Prague 8 - Karlín, just two blocks from Invalidovna metro station, line B.**

The layout will consist of a living room with a kitchen, dining area and balcony, 2 bedrooms, bathroom with bathtub and toilet, separate toilet, closet, and a hallway. There is possibility of connecting the unit with the adjacent flat, creating a four-bedroom (5+kk) layout.

The equipment will include **hardwood floors**, large format ceramic tiles, French windows, Hüppe, Villeroy & Boch and Vitra Concept sanitary ware and bathroom fixtures, videophone, central underfloor heating. The purchase price includes **1 parking space in the underground garage** and a **cellar**.

Location within fast reach of the city and all services, few-minute walk from the park in Karlínské Square or Vítkov Hill. Nearby you can find tennis courts, several gyms, squash hall and restaurants.

This is the reselling of purchase rights under a future purchase contract. Completion is scheduled for Q4 2017. Interior 84.79 m<sup>2</sup>, balcony 11.47 m<sup>2</sup>.



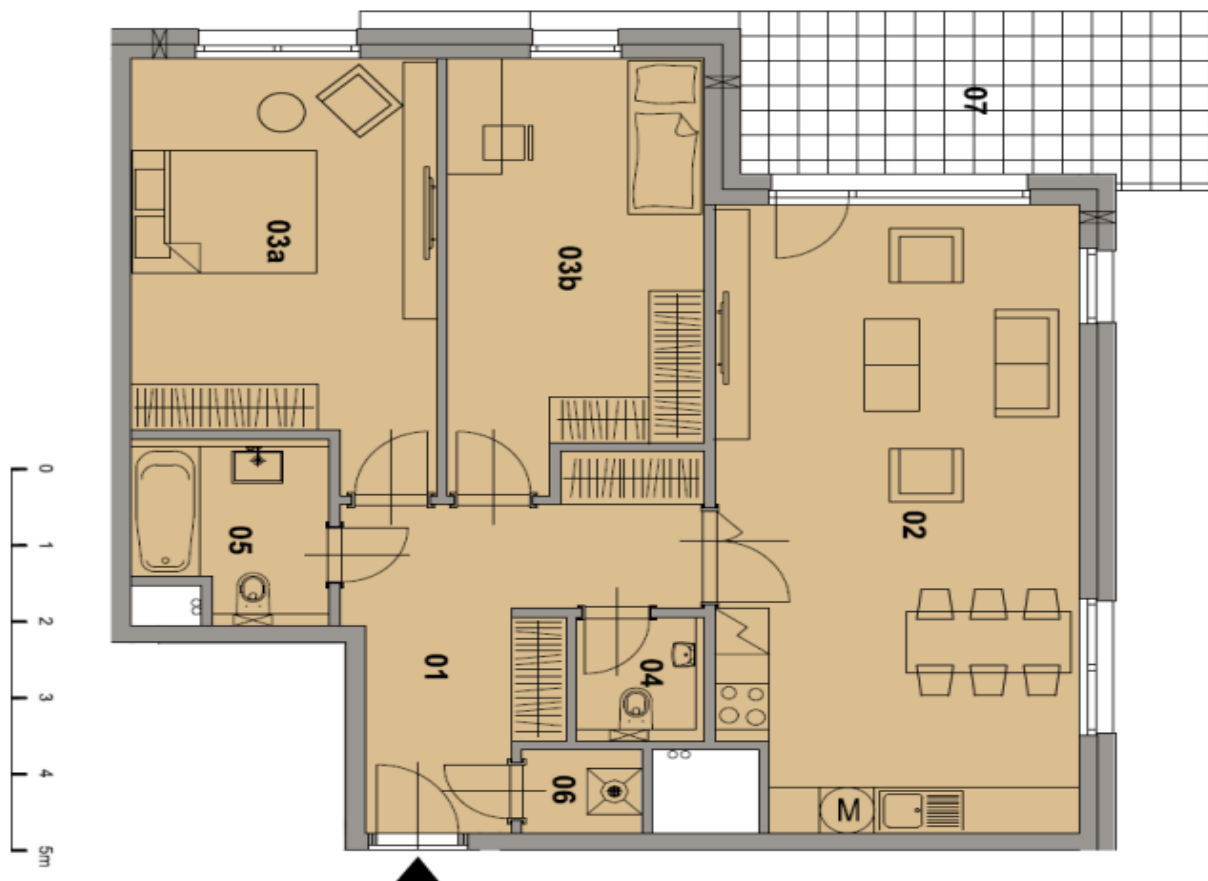
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

91 m<sup>2</sup>, Prague 8, Karlín, Nekvasilova

Sold



NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA m <sup>2</sup> AREA m <sup>2</sup>
01 chodba hall	12,26
02 obývací pokoj + kuchyňský kout living room + kitchen	32,11
03a pokoj room	17,14
03b pokoj room	14,79
04 WC toilet	2,28
05 koupelna + WC bathroom + toilet	4,74
06 komora lumber room	1,47
<b>MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS</b>	<b>84,79</b>
07 balkon balcony	11,47
<b>BYT CELKEM TOTAL AREA OF FLAT</b>	<b>96,26</b>