



## Apartment Three-bedroom (4+kk)

Sold

110 m<sup>2</sup>, Prague 8, Karlín, U Mlýnského kanálu





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Total area	125 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26938

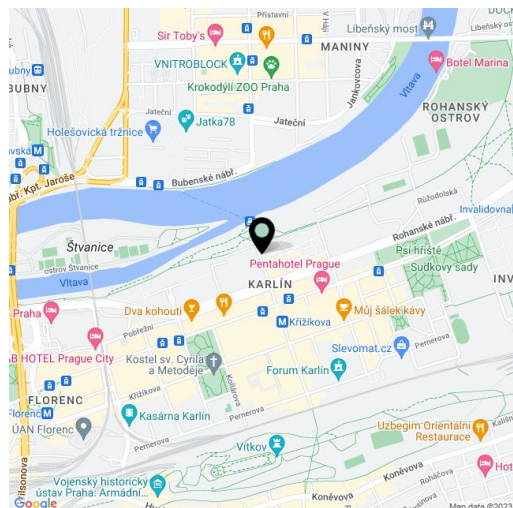
This newly built apartment facing 3 cardinal directions, with loggias in all rooms and its own heat pump providing air-conditioning, heating and air cleaning, is part of a modern, energy-saving residence combining comfortable high-level living with a romantic location near the river and with easy access to the center.

From the L-shaped entrance hall of this apartment situated on the **9th floor** a door leads to all rooms: a separate toilet, storeroom, bathroom (with bathtub, sink, toilet and bidet), living room with a kitchenette and a west facing loggia. Furthermore, a children's room, study, bedroom and the three loggias facing east.

The apartment is equipped with **high quality materials**: wooden parquet flooring, aluminum windows, wooden lacquered doors, security entrance door, bathroom tiles or washbasin and kitchen countertop of **natural stone**. The kitchen unit is fully equipped with built-in appliances. Furthermore, the apartment has an alarm system, safe, security equipment, remote heating, convectors, underfloor heating, etc. The apartment has a **cellar and two garage parking space**.

The location has **all services** including schools, offices, many restaurants, cafes and great public transport links. **Tram stop and metro station Křižíkova** are a few steps from the house. Florenc bus station, Masaryk station and Main Railway Station are accessible within a few minutes by a tram. Also easily accessible by car. Nearby the house there is a cycling path along the Vltava River (running the entire length of Prague), a golf course, bike / skate park, tennis courts and several parks.

Interior 110 m<sup>2</sup>, balconies 15 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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