



Apartment Three-bedroom (4+kk)

Sold

109 m², Prague 8, Karlín, Křížkova





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Total area	109 m ²
Parking	-
Cellar	Yes
Service price	10 176 CZK monthly
PENB	G
Reference number	27552

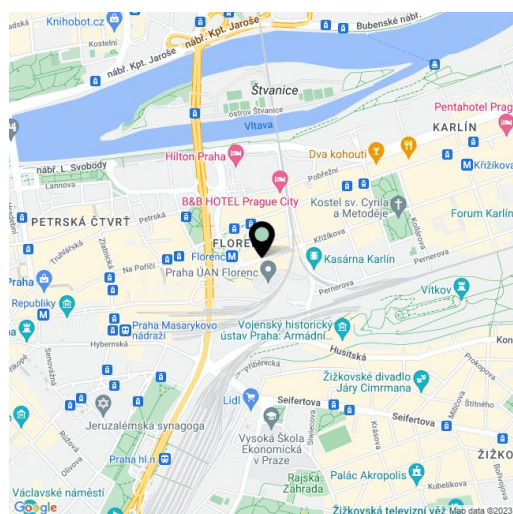
Partially renovated First Republic apartment on the first floor of a classic residential building on a one-way street lined with tall trees. Thanks to services and public transportation in close proximity, this apartment is ideal for those who are looking for housing near the city center, yet away from busy streets.

The corner **apartment is full of light** and has a spacious entrance hall, 3 rooms and a living room with a glassed oriel window overlooking tall trees. There is also a bathroom, a separate toilet and a utility room.

The apartment is after a **partial renovation** (bathrooms and toilets, water distribution, electricity, gas and heating). Original features have been preserved in the apartment, such as **wooden parquet floors** and restored **casement windows**, double wing doors, brass handles, window handles and pelmets. Stylish lighting contributes to the period atmosphere. The apartment has a gas boiler for heating and water heating. Five years ago there was a **revitalisation of the house** (roof, facade, windows, risers of water and household waste), there is a **new lift** in the house. There is a plan to fix the common halls next year.

The apartment is ideally located in a quiet area within easy reach of public transport: a **metro station** and a **tram stop** with direct and quick connection to the center (**Wenceslas Square 10 minutes away**) are a short walk away. A kindergarten and elementary school are a few steps from the building without having to cross the main road. There are also many restaurants and cafes, grocery stores, a pharmacy and the **Forum Karlín** cultural and social center. Nearby **Vitkov Park** provides a green setting, perfect for sports & leisure.

Usable area 108.9 m², net floor area 99.5 m². Cooperative ownership with planned transefer to private ownership within 6 months.



* 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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