



## Apartment Studio (1+kk)

60 m², Prague 8, Karlín, Za Karlínským přístavem

**Sold**





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**Sold**60 m<sup>2</sup>, Prague 8, Karlín, Za Karlínským přístavem

Total area	60 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31324

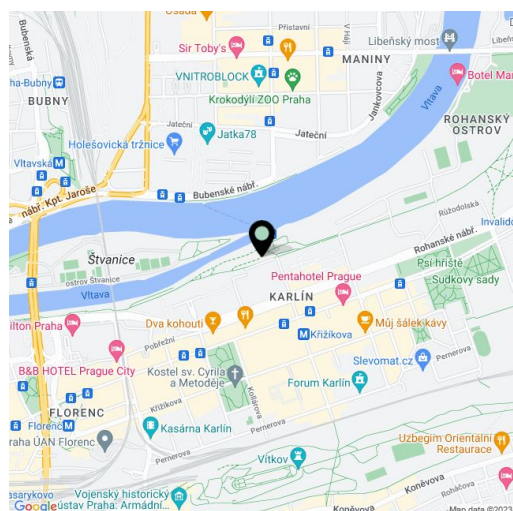
This studio apartment (40 m<sup>2</sup> floor area and 20 m<sup>2</sup> gallery) with a front garden and a view of mature trees is situated on the ground floor of the modern Karlín Vltava residence with an elevator, a reception, and an underground garage. The complex is set right next to a park with a bike trail in a quiet area of Rohanský Island.

The interior consists of a living room, a kitchen, a mezzanine bedroom (approx. 20 m<sup>2</sup> and height of 1.75 m) is not included in the total floor area, and a bathroom (bathtub with a shower, toilet, sink, heating ladder). From the living room, French windows lead to the front garden.

The double height of the ceilings and the large Euro-windows optically increase the space in the living area. The facilities also include floor convectors, a complete handleless kitchen (Whirlpool appliances), wooden flooring, a security entrance door, and a home video phone. The reception area and the camera system of the house contribute to the feeling of safety. Heating is central. The residence, designed by the renowned **Swiss studio EM2N**, was completed in 2015.

The popular district of Karlín is **close to all services and the center**, which is easily accessible not only by tram and metro but also on foot. The residence is set amongst the trees right by a bike trail, a short walk from the Křižíkova metro station and tram stop and also from the "Hol-Ka" ferry, a quick and easy way to get to Holešovice. Over the past few years, originally drab Karlín has transformed itself into a vibrant and prestigious neighborhood that meets today's high demands for housing. Groceries, cafes, bistros, restaurants, a post office, a health center, pharmacies, shops, and the **Forum Karlín** cultural space are within walking distance.

Floor area 40.4 m<sup>2</sup> + 20 m<sup>2</sup> mezzanine bedroom, front garden 17 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.