svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

Sold

86 m², Prague 8, Karlín, Vítkova

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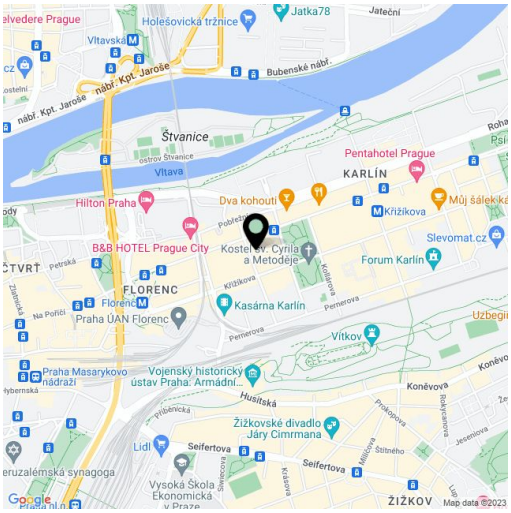
Total area	86 m²
Parking	-
Cellar	-
PENB	G
Reference number	41792



***** 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.

This tastefully renovated apartment with a pleasant atmosphere and nice views is part of a Functionalist building with an elevator located in a sought-after part of the wider city center, in the popular Karlín district by a square with a beautiful park.

The apartment on the 3rd floor consists of a living room connected with a kitchen, two bedrooms, a bathroom (large shower, toilet, sink), **a smaller dressing room**, an entrance hall, and a utility room with a washer, dryer, and storage space. The rooms are **spacious and bright**, the windows of the living room and one bedroom face southwest towards a side one-way street and have unobstructed views of the former **Karlín Synagogue**, while the second bedroom faces northeast towards **a quiet courtyard.**

The apartment was completely reconstructed in 2018 (including risers and electricity distribution). Facilities include renovated **parquet floors, new wooden windows**, and a built-in wardrobe in the hallway. The subtle custom-made kitchen is equipped with built-in appliances. The purchase price includes **a cellar storage unit.** The building has a **new elevator.** The renovation of the common areas and insulation of the courtyard facade are planned.

A very nice place opposite a former **synagogue** in a Moorish and Neo-Romanesque style, a few steps from **Karlín Square** and the recently renovated Negrelli Viaduct. The city center is within walking distance, there is a **tram stop nearby**, as is the Florenc metro transfer station. In addition to an inexhaustible number of restaurants, cafés, and bistros, the location also offers many shops and establishments, schools of all levels, and cultural activities in the nearby **Karlín Barracks** or the multifunctional Forum Karlín building. It is close to the park on Vítkov Hill and the Vltava River bike path.

Floor area 86.13 m².

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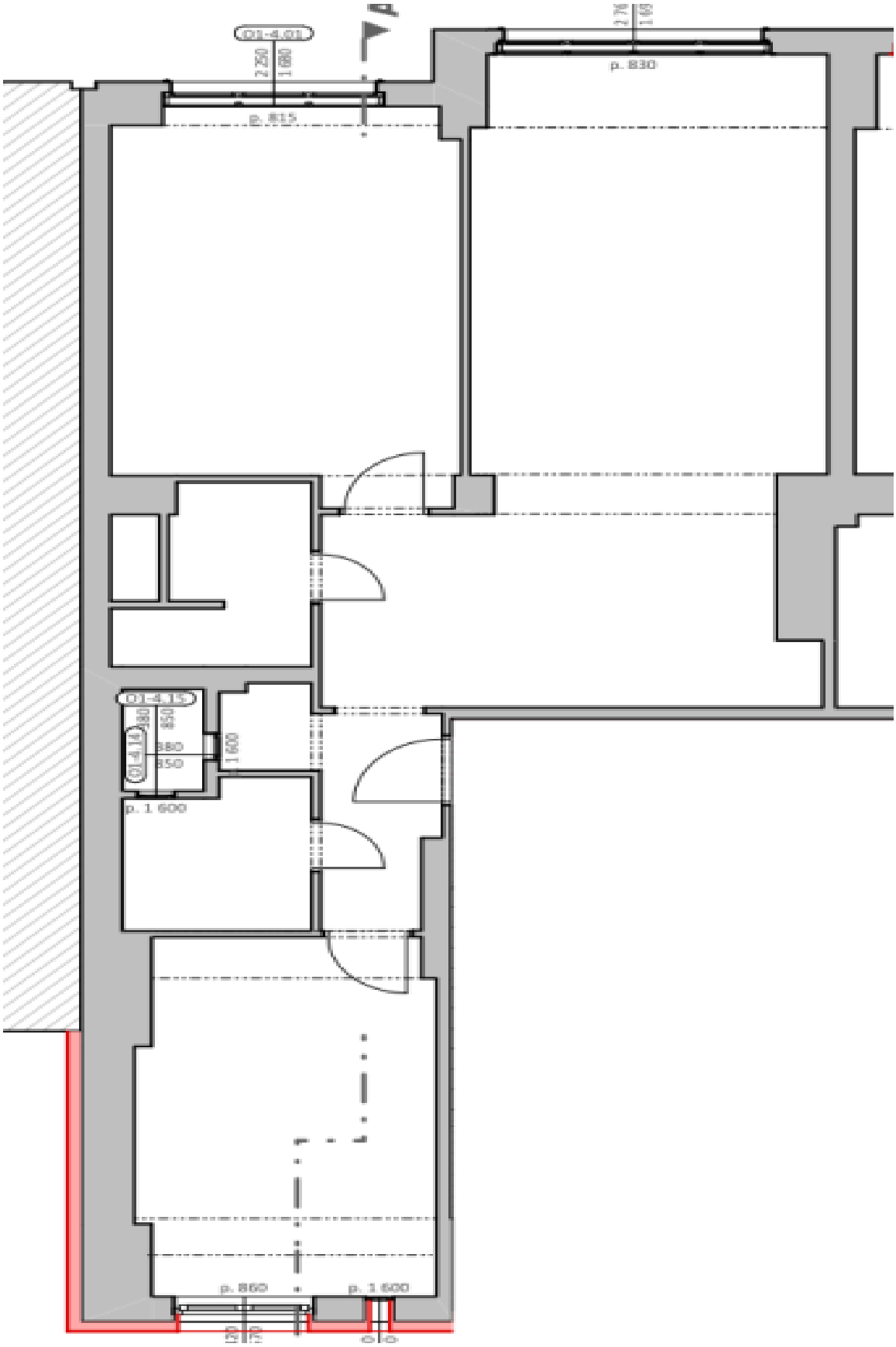

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