



Apartment Three-bedroom (4+kk)

€ 2 580 | CZK 64 800

92.4 m², Prague 8, Karlín, Rohanské nábřeží





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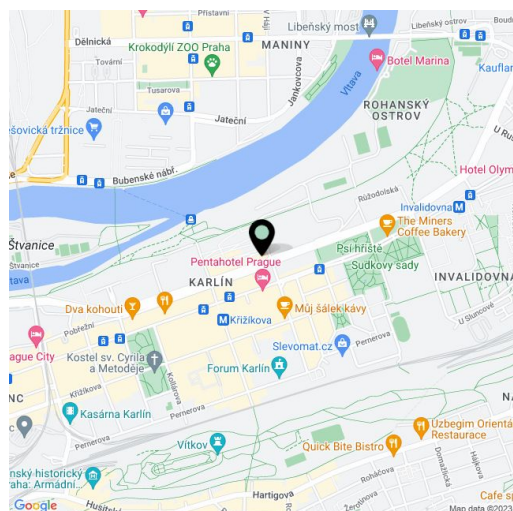
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Total area	98 m ²
Floor area*	92 m ²
Loggia	5 m ²
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities in the amount of CZK 130/m ² /month + VAT.
PENB	A
Reference number	42154
Available from	15.01.2025

Apartment in the unique **FRAGMENT** residential project combining architecture and art. This fully furnished 2-bathroom designer apartment with an enclosed balcony is on the 1st floor of a building designed by the **QARTA** architektura studio and finished by original sculptures by the renowned Czech artist **David Černý**. Benefiting from amenities including a central reception, security, and high-standard technologies, the project is located in a highly sought-after neighborhood of **Karlín**, just moments from the **Invalidovna** metro station and tram stops. A location with quick connections to the city center and complete amenities and services including numerous business centers, quality restaurants, cafes, bistros, and shops. The project offers a cafe, a drugstore, a restaurant, and a fitness center.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom, a study, a family bathroom (walk-in shower, toilet), an additional guest toilet, and an entrance hall.

Hardwood floors, large-format tiles, security entry door, built-in wardrobes, oversized aluminum windows, **Loxone** smart home system, ceiling heating and cooling, heat recovery ventilation system, heat pump, washer, dryer, dishwasher, microwave oven, bike storage in the building. A **cellar** and on-site **garage parking** is available at an additional cost.



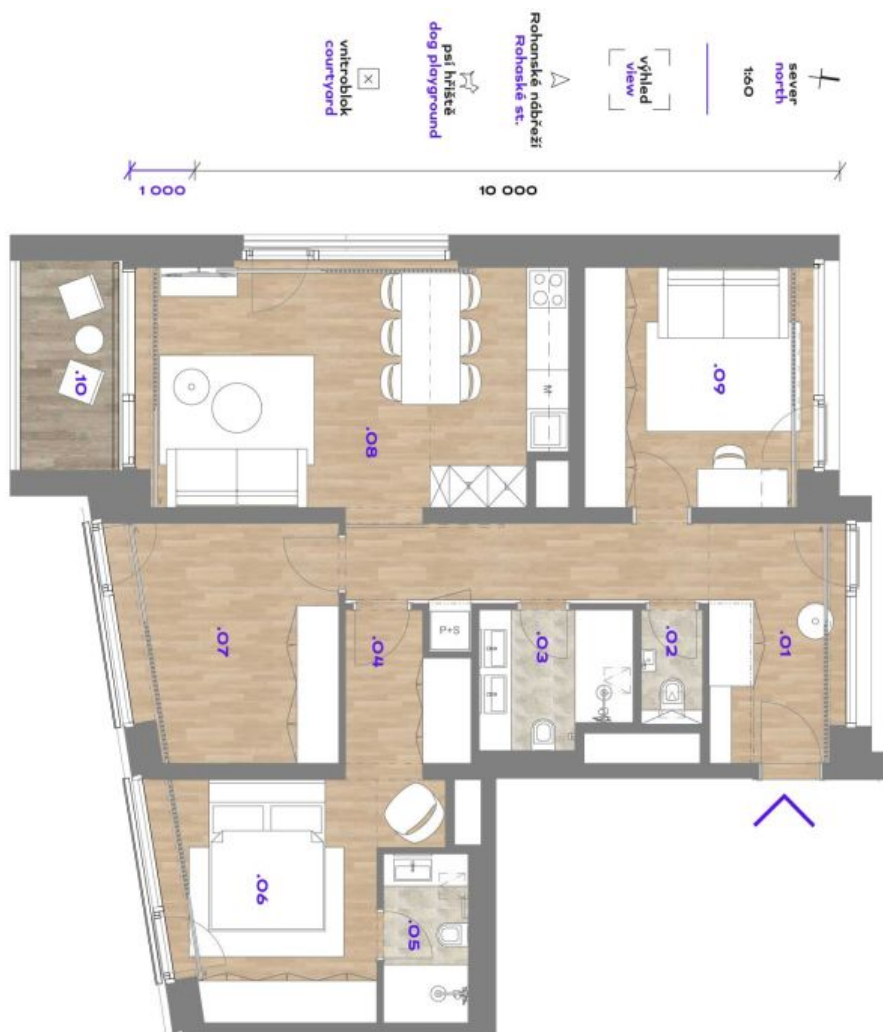
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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