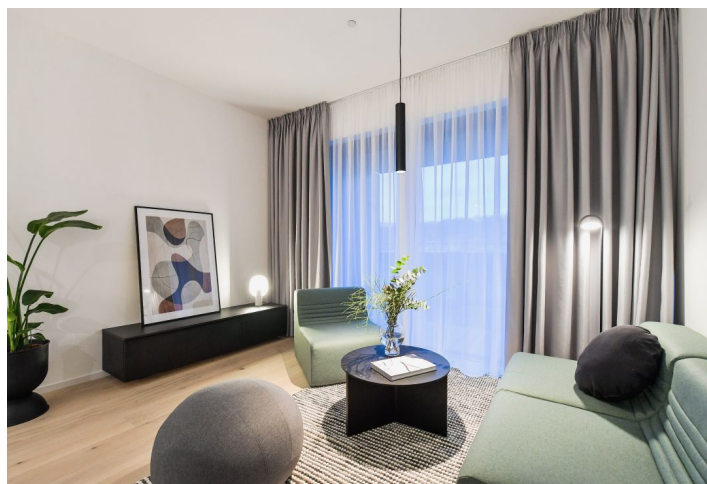
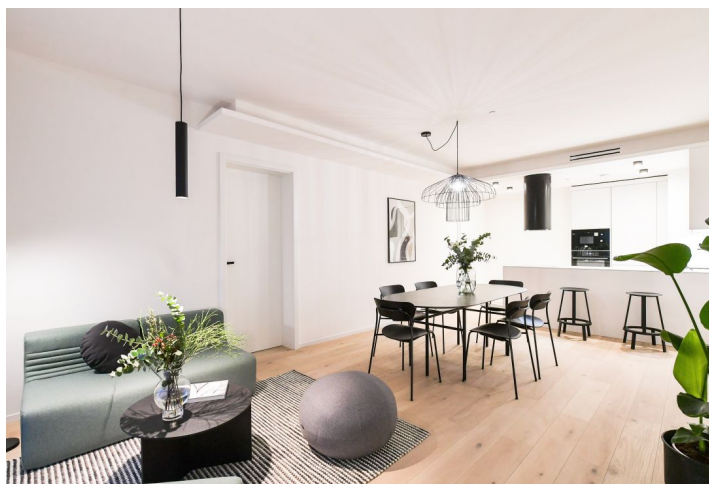




## Apartment Two-bedroom (3+kk)

Rented

85.1 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží





## Apartment Two-bedroom (3+kk)

Rented

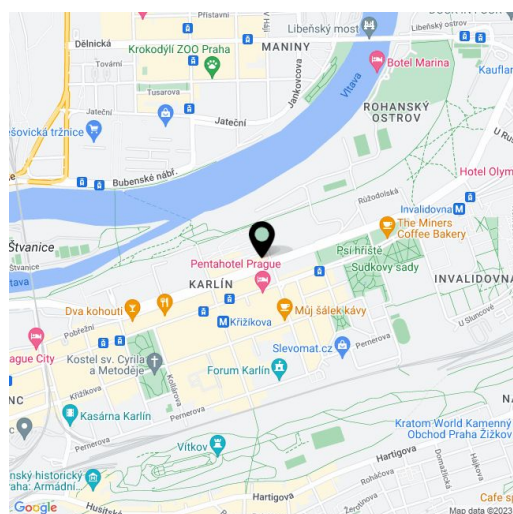
85.1 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	89 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities in the amount of CZK 130/m <sup>2</sup> /month + VAT.
PENB	A
Reference number	42181
Available from	Immediately

Recently finished unit in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished 2-bedroom 2-bathroom design apartment with an enclosed balcony, on the first floor in a building designed by the **QARTA** architektura studio and finished by original sculptures of a renown 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. 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 e.g. 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 / study, a family bathroom (walk-in shower), a separate toilet, a storage room, 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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