



Apartment One-bedroom (2+kk)

€ 1 846 | CZK 46 620

66.6 m², Prague 8, Karlín, Rohanské nábřeží





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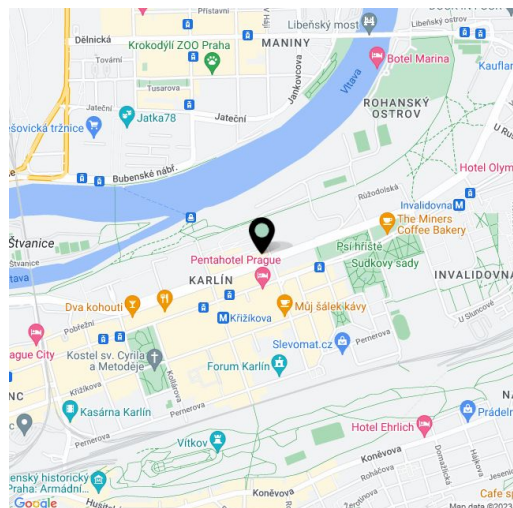
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Total area	67 m ²
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities in the amount of CZK 110/m ² /month + VAT.
PENB	A
Reference number	42182
Available from	15.08.2024

Apartment in the unique **FRAGMENT** residential project combining architecture and art. This fully furnished designer apartment, on the 1st floor of a building designed by the **QARTA** architektura studio and finished by original sculptures of a renown Czech artist **David Černý**, benefits 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 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, a bedroom with an en-suite 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. One-time or regular **cleaning** service is available at an additional fee. Monthly deposit for service charges and utilities is billed separately. Available from April 2023.



* 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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