



## Apartment Two-bedroom (3+kk)

Rented

92.8 m<sup>2</sup>, Prague 8, Karlín, Sokolovská





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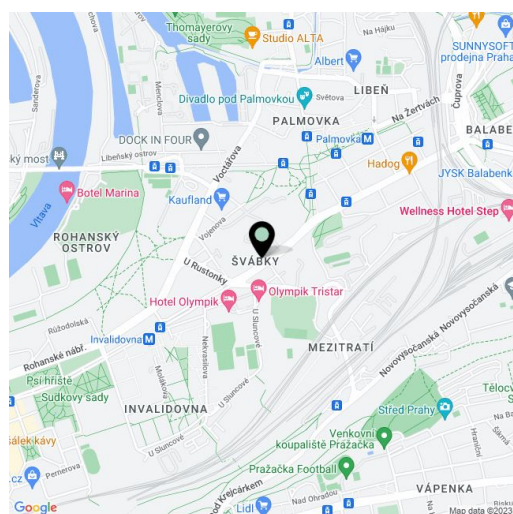
92.8 m<sup>2</sup>, Prague 8, Karlín, Sokolovská

Total area	98 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	-
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	42215
Available from	Immediately

Accommodation 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 Quarta 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 with an en-suite bathroom (walk-in shower, toilet), a guest 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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C. místnost / Jindek místnosti

523.01	CHODBA
523.02	WC
523.03	KOCHÁNKA
523.04	OBYVACÍ POKOJ + KK
523.05	PRACOVNA
523.06	KOUPELNA + WC
523.07	KOUPELNA + WC
523.08	LODŽIE
523.09	LODŽIE

Popis / Podlažie

523.01	CHODBA	1
	Učesť se zrkadlom	1
	Učesť sa šatník	1
	Technická	1
	Zónová a železná	1
523.02	WC	1
	Špinavá voda	1
523.03	KOCHÁNKA	1
	Recept na pečenie a pečenie	1
	Práčka	1
	Stávková	1
523.04	OBYVACÍ POKOJ + KK	2
	Zónová a železná	1
	Špinavá voda	1
	Jednotlivé poschodí	1
	Jednotlivé poschodí	1
	Jednotlivé poschodí	1
	Kuchynská linka s integrovaným	1
	konferenčnou stoličkou	1
	Technická	1
	Spoločná kuchyňa	1
	Barová stola	2
	Kuchynka	1
523.05	PRACOVNA	1
	Zónová a železná	1
	Kuchynka	1
	Technická	1
	Spoločná kuchyňa	1
	Barová stola	2
	Kuchynka	1
523.06	KOUPELNA + WC	1
	Zónová a železná	1
	Spoločná kuchyňa	1
	Barová stola	2
	Kuchynka	1
523.07	KOUPELNA + WC	1
	Zónová a železná	1
	Spoločná kuchyňa	1
	Barová stola	2
	Kuchynka	1
523.08	LODŽIE	1
	Zónová a železná	1
	Spoločná kuchyňa	1
	Barová stola	2
	Kuchynka	1
523.09	LODŽIE	1
	Zónová a železná	1
	Spoločná kuchyňa	1
	Barová stola	2
	Kuchynka	1

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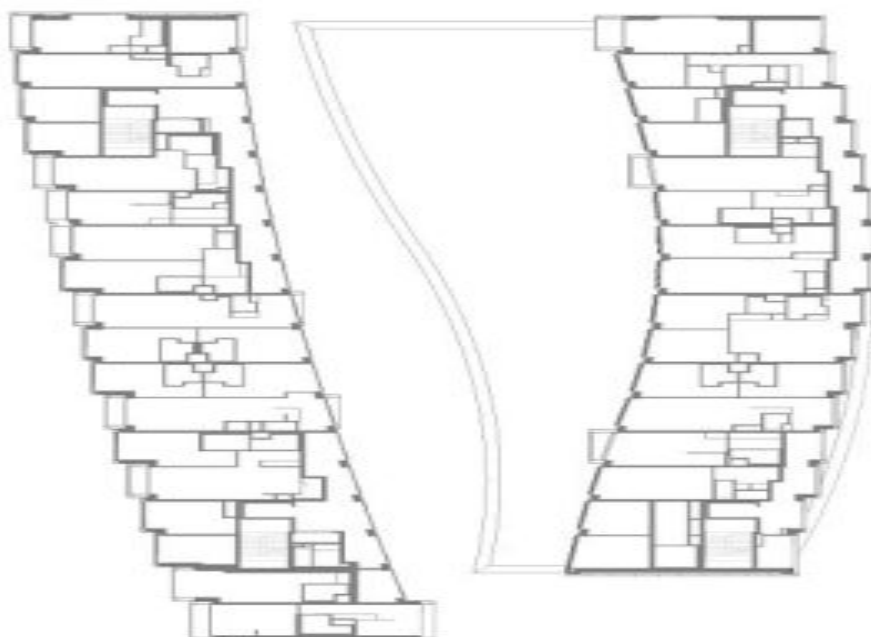


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PODLAŽÍ



Sokolovská

Rohanské nábřeží

