



## Apartment Two-bedroom (3+kk)

Rented

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





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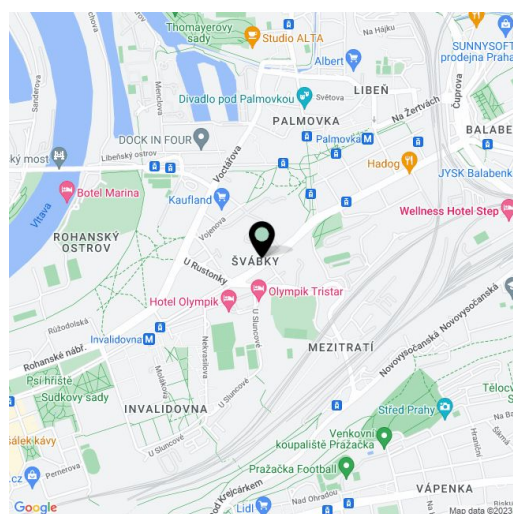
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Total area	81 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges and utilities in the amount of CZK 140/m <sup>2</sup> /month + VAT.
PENB	A
Reference number	42333
Available from	Immediately

An apartment in the unique FRAGMENT residential project combining architecture and art. This is a fully furnished 2-bedroom design apartment with an enclosed balcony, on the third 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, a second bedroom / study, a bathroom (walk-in shower, toilet), a 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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FRAGMENT



C. místnosti / Jméno místnosti

541.01	CHODBA
541.02	WC
541.03	OBYVACÍ POKOJ + KK
541.04	CHODBA
541.05	PRACOVNA
541.06	KOUPELNA + WC
541.07	LOŽNICE
541.08	LOŽNICE

Popis

541.01	CHODBA	Podlažní
	Úložná skříň	1
	Zatměna a žebřík	1
	Střecha na garáž s oddělenou střechou	1
	Průhled	1
	Interier ve zrenovaci	1
541.03	OBYVACÍ POKOJ + KK	Podlažní
	Sofa pod TV	1
	Zatměna a žebřík	1
	Lehací křeslo	1
	Kompenzační stůlek křesla	1
	Sedací souprava	1
	Kuchyňská linka	1
	Jihových. židle	4
	Jihových. stůl pro 4	1
	Křeslo	1
541.04	CHODBA	Podlažní
	Skříň úlož.	1
541.05	PRACOVNA	Podlažní
	Skříň úlož.	2
	Sedací souprava	1
	Zatměna a žebřík	1
	Židle	1
	Pracovní stůl	1
	Obrazová sítka	1
	Křeslo	1
541.06	KOUPELNA + WC	Podlažní
	Zrcadlo na stěně	1
	Děska se zrcadlem pod umyvadlem	1
541.07	LOŽNICE	Podlažní
	Křeslo	1
	Nahradí stůl	2
	Pracovní deska	1
	Skříň úlož.	1
541.08	LOŽNICE	Podlažní
	Křeslo	1
	Stůl	2
	Stůl	2

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