



## Apartment Two-bedroom (3+kk)

Rented

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





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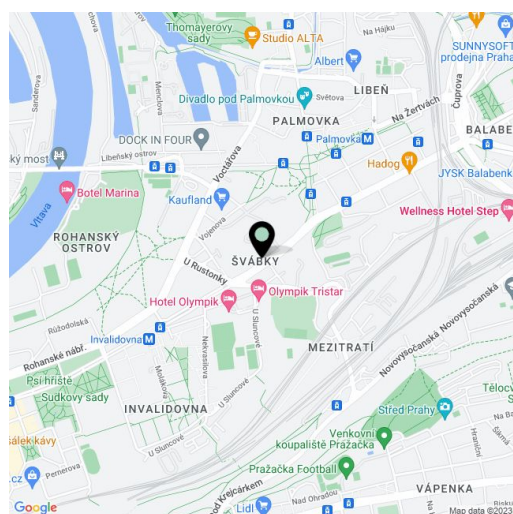
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Total area	97 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges and utilities in the amount of CZK 100/m <sup>2</sup> /month + VAT.
PENB	B
Reference number	42369
Available from	Immediately

An apartment 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 fourth 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 with an en-suite bathroom (walk-in shower, toilet), a storage room, 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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Prigema

BLACK ARCH



C místnosti - Jihovýchodní

554 01	CHODBA
554 02	WC
554 03	KUCHYŇKA
554 04	OBYVACÍ POKOJ + KK
554 05	PRAČÍRNA + WC
554 06	KOUPELNA + WC
554 07	KOUPELNA + WC
554 08	LOŽNICE
554 09	LOŽNICE

Podlaží

554 01	CHODBA	1
554 02	WC	1
554 03	KUCHYŇKA	1
554 04	OBYVACÍ POKOJ + KK	1
554 05	PRAČÍRNA + WC	1
554 06	KOUPELNA + WC	1
554 07	KOUPELNA + WC	1
554 08	LOŽNICE	1
554 09	LOŽNICE	2

554 01	CHODBA	1	Ukládání
554 02	WC	1	Umývárna
554 03	KUCHYŇKA	1	Technická
554 04	OBYVACÍ POKOJ + KK	1	Zábava a zvlášť
554 05	PRAČÍRNA + WC	1	Zábava a zvlášť
554 06	KOUPELNA + WC	1	Sanitární
554 07	KOUPELNA + WC	1	Sanitární
554 08	LOŽNICE	1	Zábava a zvlášť
554 09	LOŽNICE	2	Zábava a zvlášť



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