



## Apartment Two-bedroom (3+kk)

Rented

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





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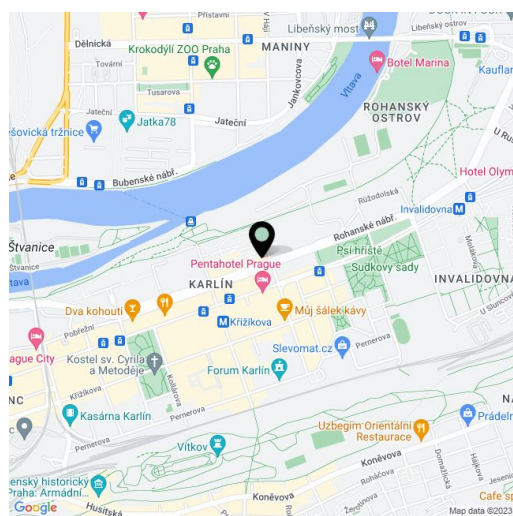
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|                  |   |
|------------------|---|
| Total area       | 81 m <sup>2</sup>   |
| Floor area*      | 77 m <sup>2</sup>   |
| Loggia           | 4 m <sup>2</sup>  |
| Parking          | Garage parking is available.  |
| Garage           | 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 | 42398   |
| Available from   | Immediately   |

New 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 fifth 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, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and access to the **enclosed balcony**, a second bedroom / study, a family bathroom (walk-in shower, 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.



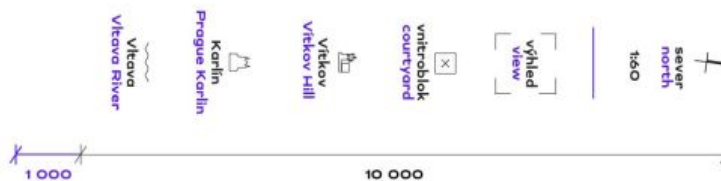
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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