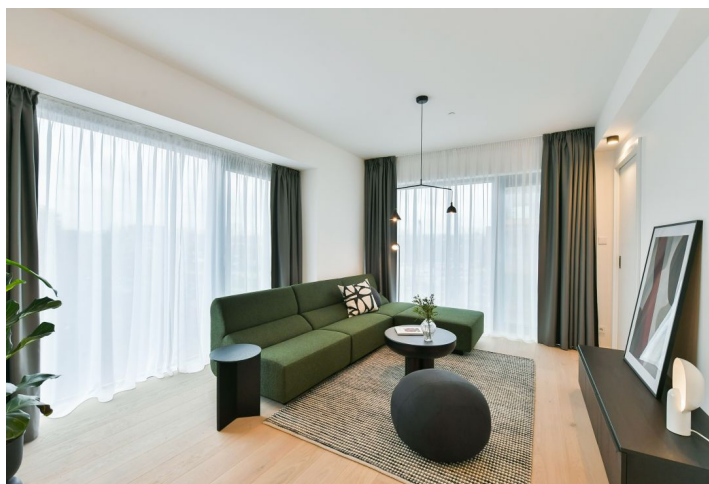




Apartment Four-bedroom (5+kk)

Rented

144.1 m², Prague 8, Karlín, Sokolovská





Apartment Four-bedroom (5+kk)

Rented144.1 m², Prague 8, Karlín, Sokolovská

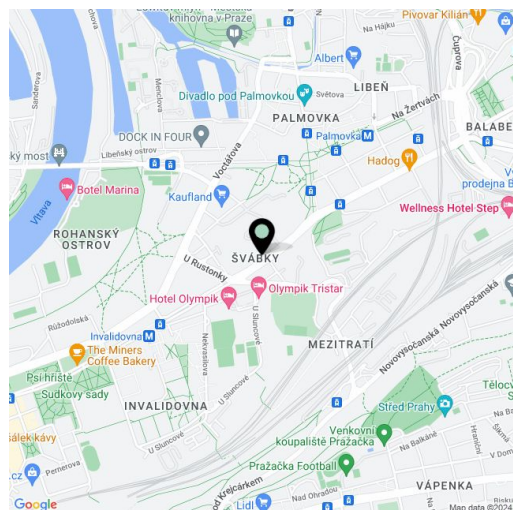
Total area	187 m ²
Floor area*	144 m ²
Terrace	34 m ²
Loggia	8 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	42444
Available from	Immediately

Brand new apartment in the unique **FRAGMENT** residential project combining art and architecture. This fully furnished **4-bedroom 3-bathroom split-level designer apartment** with **2 terraces** and **2 enclosed balconies** is on the fifth floor of a building designed by the **QARTA Architektura** studio and features original sculptures by the renowned **Czech artist David Černý**. Benefiting from amenities including a central reception, security, and high standard technologies, the project is located in the highly sought-after **Karlín** neighborhood, 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 a cafe, a drugstore, a restaurant, and a fitness center.

The lower level of the apartment features a living room with a fully fitted open plan kitchen and access to an **enclosed balcony**, a study with an ensuite bathroom (walk-in shower, toilet) with access to a **terrace**, a guest toilet, and an entrance hall. The upper floor includes a bedroom with an ensuite bathroom (bathtub, toilet), a bedroom with an **enclosed balcony**, another bedroom, a bathroom (walk-in shower, toilet), and a hallway with access to the **terrace**.

Hardwood floors, large-format tiles, security entry door, built-in wardrobes, oversized aluminum windows, a **Loxone** smart home system, ceiling heating and cooling, a heat recovery ventilation system, heat pump, washer, dryer, dishwasher, microwave oven, and bike storage in the building. A **cellar** and on-site **garage parking space** are available at an additional cost. One-time or regular **cleaning** services are available at an additional fee. Monthly deposit for service charges and utilities is billed separately.

Available from December 2022. For more information, visit web site of the [Fragment](#) project.



* 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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144.1 m², Prague 8, Karlín, Sokolovská

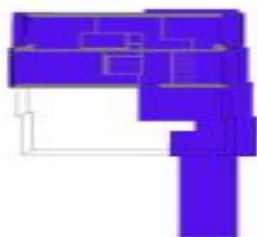
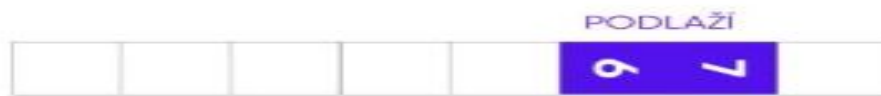




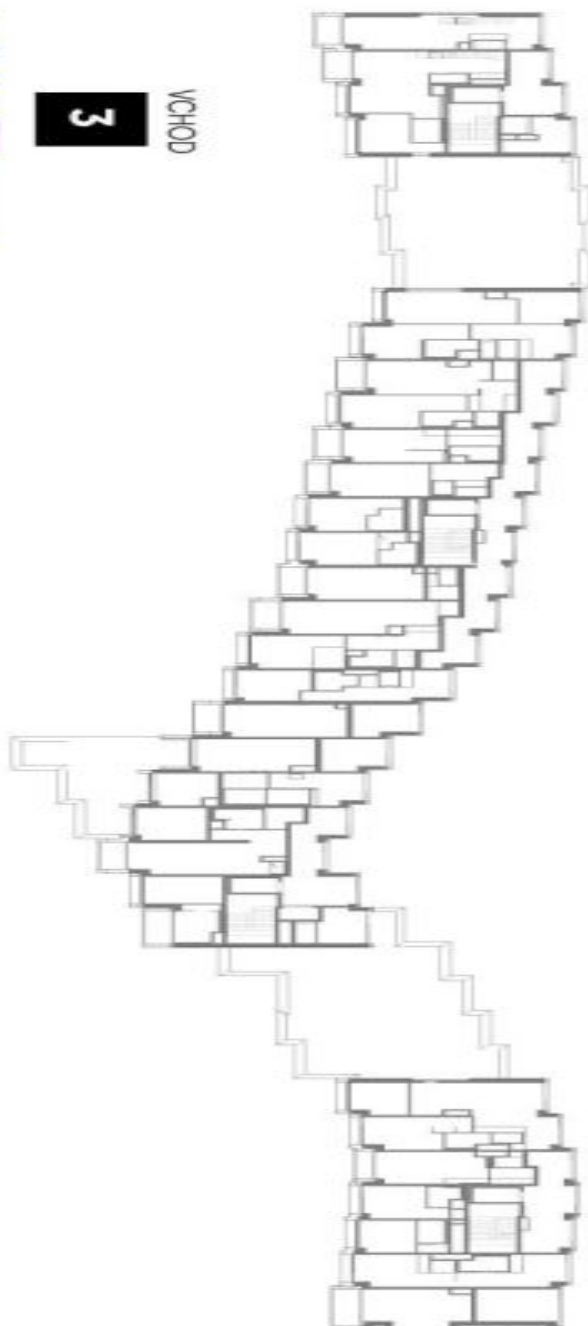
Apartment Four-bedroom (5+kk)

144.1 m², Prague 8, Karlín, Sokolovská

Rented



3 VCHOD



Sokolovská

Rohanské nábřeží