



## Apartment Three-bedroom (4+kk)

Rented

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





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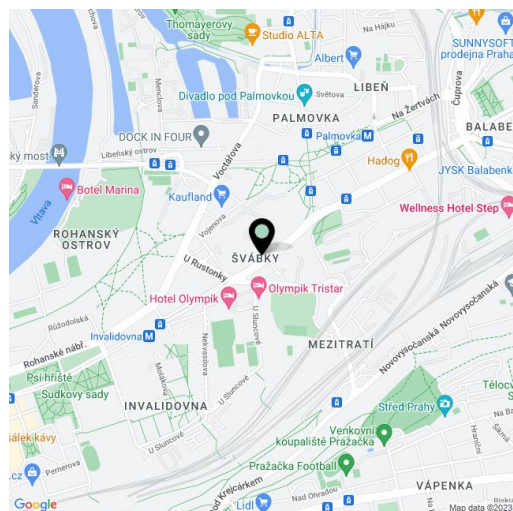
102 m<sup>2</sup>, Prague 8, Karlín, Sokolovská

Total area	111 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Loggia	9 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 110/m <sup>2</sup> /month + VAT.
PENB	A
Reference number	42446
Available from	Immediately

An apartment in the unique FRAGMENT residential project combining architecture and art. This is a fully furnished 3-bedroom 2-bathroom design apartment with 2 enclosed balconies, 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 and enclosed balcony access, a master bedroom with an en-suite bathroom (bathtub, walk-in shower, toilet), a second bedroom with enclosed balcony access, a study, a family 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.



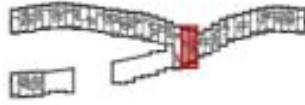
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č. místnosti    Značka místnosti

<b>Bluk 5, E.B.P. 6-002</b>	
001.01	CHODBA
001.02	KOUPELNA
001.03	WC
001.04	KOMNATA
001.05	POKŮJ
001.06	OBYTNÍ POKŮJ + KK
001.07	KOUPELNA + WC
001.08	LOŽNICE
001.09	PRAČDŮRNA
001.10	LOŽNĚ
001.11	LOŽNĚ

Popis	Počet
<b>001.01, CHODBA</b>	
Laminy se zrcadlením	1
Klíčová skříň	1
<b>001.02, KOUPELNA</b>	
Deska se zábradím proti omývání	1
Zrcadlo do koupelny	1
<b>001.03, WC</b>	
Sanitka do rohu	1
<b>001.04, KOMNATA</b>	
Sanitka	1
Práčka	1
<b>001.05, POKŮJ</b>	
Samostatná vana	2
Záclona a zábradlí	1
<b>001.06, OBYTNÍ POKŮJ + KK</b>	
Zácloná sáň pro 6	1
Zácloná sáň	2
Záclona a zábradlí	1
Kuchyňská linka	1
Stěnová výzdoba	1
Kanclerácký stůl (křeslo)	1
Stůl pod TV	1
Křeslo	1
Křeslo	1
<b>001.07, KOUPELNA + WC</b>	
Deska se zábradím proti omývání	1
Zrcadlo do koupelny	1
<b>001.08, LOŽNICE</b>	
Práčka dvoudveřová	1
Sanitka	2
Zrcadlo do ložnice i lázně	1
Samostatná vana	2
Záclona a zábradlí	1
Křeslo	1
Křeslo	1
<b>001.09, PRAČDŮRNA</b>	
Okenní střešní střešní	1
Sanitka	1
Práčka dvoudveřová	1
Záclona a zábradlí	1
Stěnová výzdoba	1
Křeslo	1
<b>001.10, LOŽNĚ</b>	
Okenní střešní střešní	1
Křeslo dvoudveřové	2
<b>001.11, LOŽNĚ</b>	
Okenní střešní střešní	1
Křeslo dvoudveřové	2





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