



## Apartment Two-bedroom (3+kk)

€ 2 697 | CZK 67 760

96.4 m<sup>2</sup>, Prague 8, Karlín, Za invalidovnou





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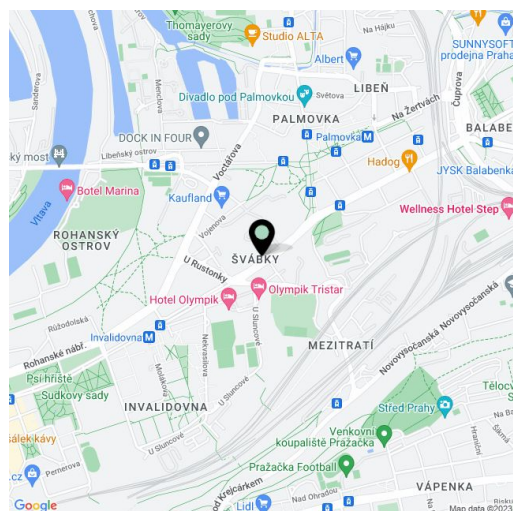
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Total area	101 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities in the amount of CZK 140/m2/month + VAT.
PENB	A
Reference number	42493
Available from	01.02.2025

An apartment in the unique FRAGMENT residential project combining architecture and art. This fully furnished 2-bathroom designer apartment with an enclosed balcony, on the 5th floor in a building designed by the Qarta architektura studio and finished by 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 a highly sought-after neighborhood of Karlín, 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 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, a family bathroom (walk-in shower, toilet, **sauna**), a storage room, 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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