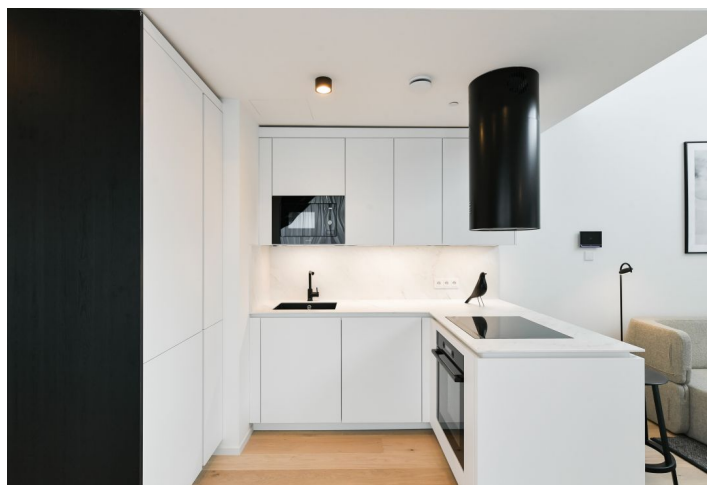




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

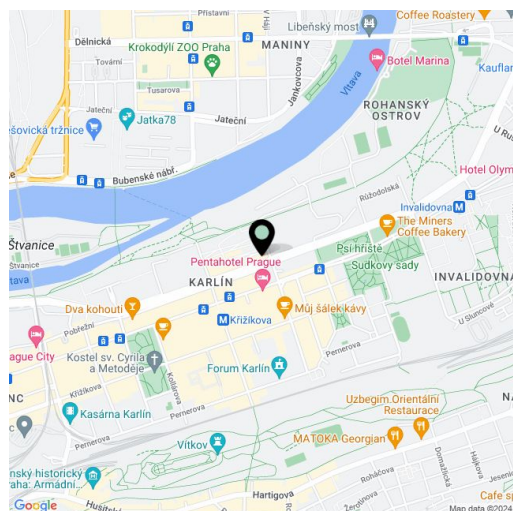
59.7 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	69 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Loggia	10 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 110/m <sup>2</sup> /month + VAT.
PENB	A
Reference number	42494
Available from	Immediately

Apartment in the unique **FRAGMENT** residential project combining architecture and art. This fully furnished split-level designer apartment with 2 enclosed balconies is on the 6th floor of 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 the 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 a cafe, a drugstore, a restaurant, and a fitness center.

The lower level features a living room with a fully fitted open plan kitchen and an **enclosed balcony**, a toilet, and an entrance hall. The upper level offers a bedroom with an **enclosed balcony**, and a bathroom (walk-in shower, toilet).

**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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