



## Apartment Three-bedroom (4+kk)

Rented

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





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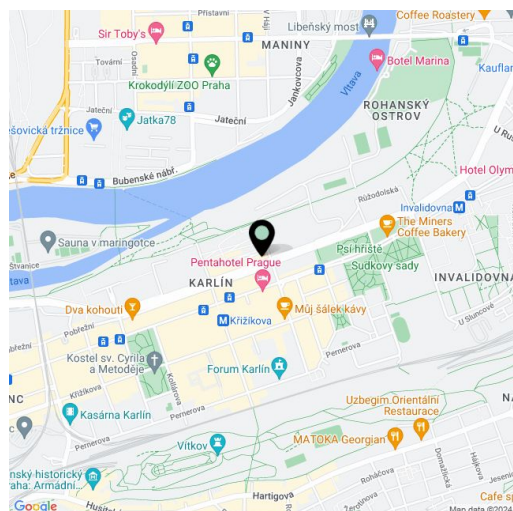
**Rented**97.7 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

Total area	164 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Terrace	62 m <sup>2</sup>
Loggia	5 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 100/m <sup>2</sup> /month + VAT.
PENB	B
Reference number	42495
Available from	Immediately

An apartment in the unique FRAGMENT residential project combining architecture and art. This is a fully furnished 3-bedroom 2-bathroom split-level design apartment with an enclosed balcony and 2 terraces, on the sixth 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 lower level features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with an en-suite bathroom (walk-in shower, toilet) and a **terrace**, a guest toilet, and an entrance hall. The upper floor includes a study with a **terrace**, a bedroom, 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.



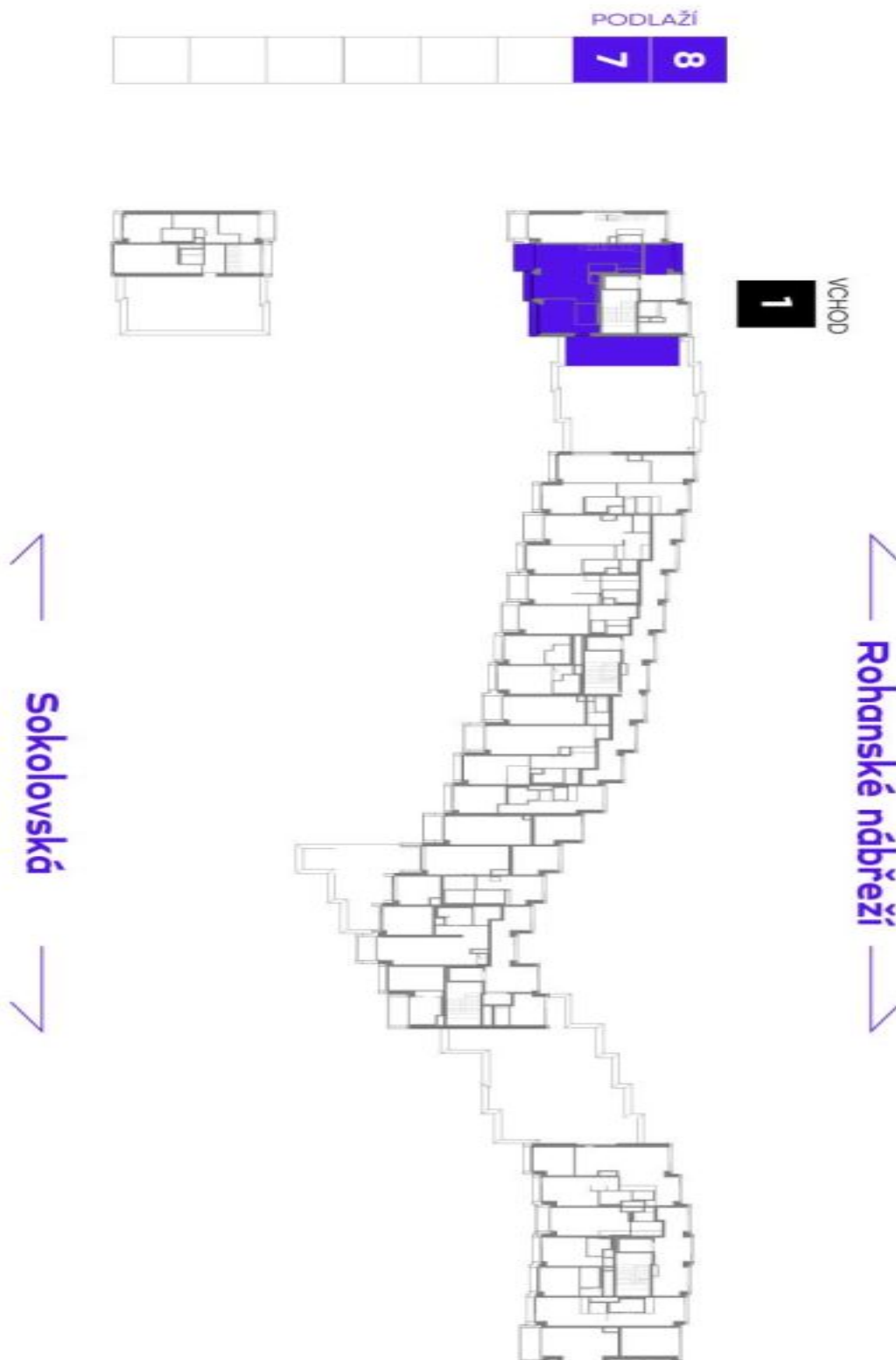
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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