



## Apartment One-bedroom (2+kk)

Rented

48.7 m<sup>2</sup>, Praha 8, Karlín, Rohanské nábřeží





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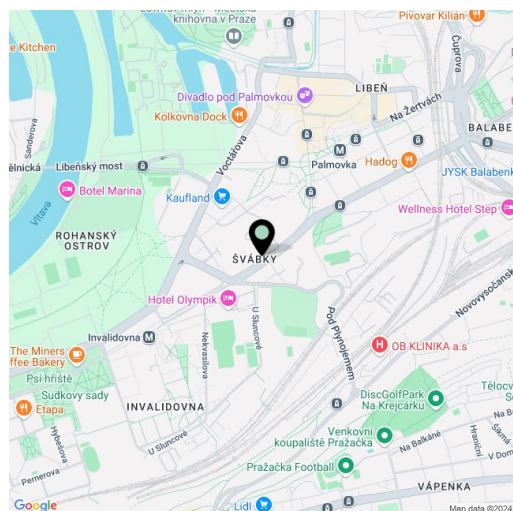
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Total area	54 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities in the amount of CZK 130/m <sup>2</sup> /month + VAT.
PENB	B
Reference number	42502
Available from	Immediately

Apartment in the unique **FRAGMENT** residential project combining architecture and art. This fully furnished designer apartment with an enclosed balcony 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, a fitness center, and more.

The interior features a living room with a fully fitted open plan kitchen and **enclosed balcony**, a bedroom with an en-suite bathroom (walk-in shower, toilet), 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. One-time or regular **cleaning** service is available at an additional fee. Monthly deposit for service charges and utilities is billed separately.



\* 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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