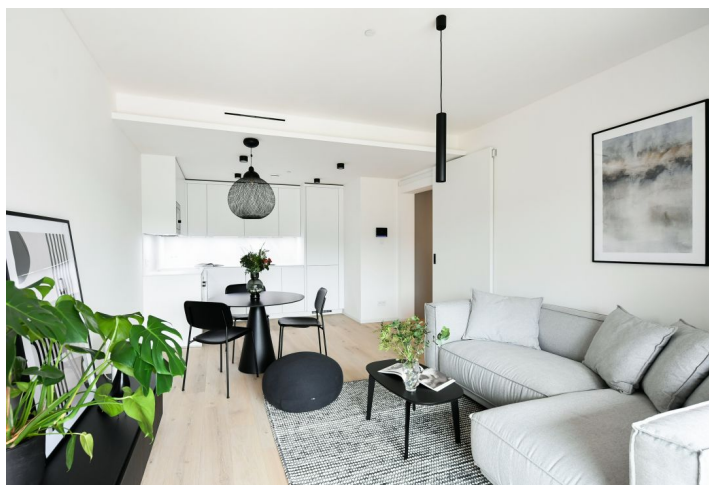




Apartment Two-bedroom (3+kk)

Rented

74 m², Prague 8, Karlín, Sokolovská





Apartment Two-bedroom (3+kk)

Rented

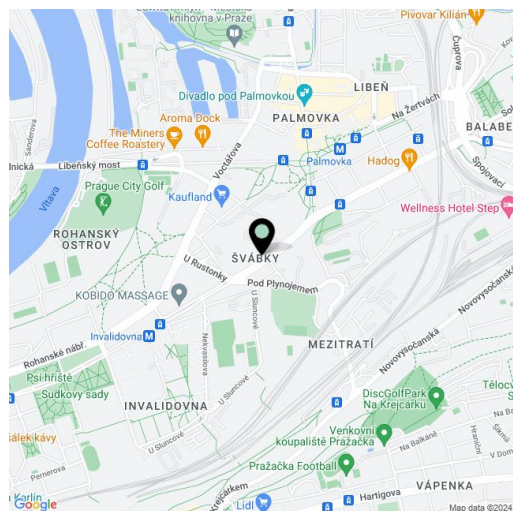
74 m², Prague 8, Karlín, Sokolovská

Total area	96 m ²
Floor area*	74 m ²
Terrace	22 m ²
Parking	Garage parking is available.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges and utilities in the amount of CZK 130/m ² /month + VAT.
PENB	B
Reference number	42505
Available from	Immediately

Apartment in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished 2-bedroom 2-bathroom design apartment with a terrace, 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 interior features a living room with a fully fitted open plan kitchen and access to the **terrace**, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom / study, a family bathroom (walk-in shower, 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.



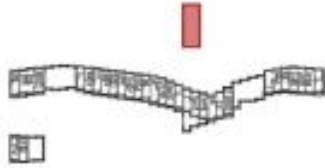
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Two-bedroom (3+kk)

74 m², Prague 8, Karlín, Sokolovská

Rented



C. místnosti	Jedno místnosti
Bluk 4, T.NP. 2+KK	
S71.01	CHODBA
S71.02	KOUPELNA + WC
S71.03	KOUPELNA + WC
S71.04	LOŽNICE
S71.05	OBYVACÍ POKOJ + KK
S71.06	PRACOVNA
S71.07	TERRASA



Popis	Podíl
S71.01. CHODBA	
Záclony a pletivo	1
Laminy na stropě	1
Světlo na pražku a sálky	1
Práčka	1
Sušička	1
Úložná skříň	1
Ukobytá podlaha	1
Tobacovník	1
S71.02. KOUPELNA + WC	
Deska se zbitkou pod umyvadlem	1
Zrcadlo do koupelny	1
S71.03. KOUPELNA + WC	
Deska se zbitkou pod umyvadlem	1
Zrcadlo do koupelny	1
S71.04. LOŽNICE	
Prádelní dvířka	1
Sami skříň	2
Záclony a pletivo	1
Křesadlo/pohovka	1
S71.05. OBYVACÍ POKOJ + KK	
Kuchyňská linka	1
SAFINA pod TV	1
Sešedí souprava	1
Kombi/velký stůl/sedadlo	1
Talířové sklo	1
Záclony a pletivo	1
Křesadlo	1
Jedná židle	4
Jedná stůl pro 4	1
S71.06. PRACOVNA	
Záclony a pletivo	1
Stůl	1
Pracovní stůl	1
Sami skříň	1
Sešedí souprava	1
Úložná skříň	1
Křesadlo	1
S71.07. TERRASA	
Stůl/sedadlo	1
Křesadlo/sedadlo - velký	1
Jedná židle veranda	4
Jedná stůl veranda	1



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74 m², Prague 8, Karlín, Sokolovská

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