



## Apartment Three-bedroom (4+kk)

Rented

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





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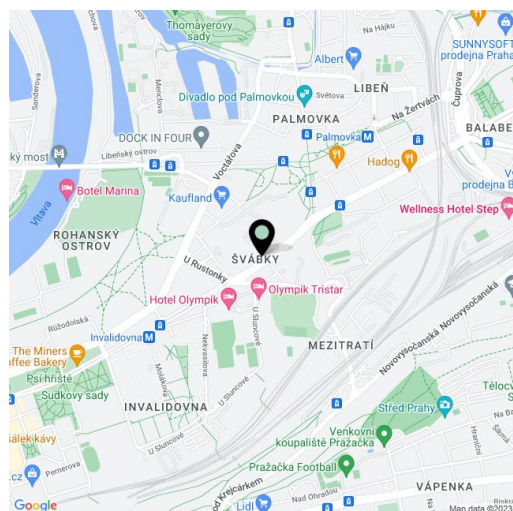
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|                  |   |
|------------------|---|
| Total area       | 107 m <sup>2</sup>  |
| Floor area*      | 100 m <sup>2</sup>  |
| Loggia           | 7 m <sup>2</sup>  |
| Parking          | Garage parking is available.  |
| Garage           | Yes   |
| Cellar           | Yes   |
| Service price    | Monthly deposit for service charges and utilities is billed separately. |
| PENB             | B   |
| Reference number | 42514   |
| Available from   | Immediately   |

Brand new apartment in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished 3-bedroom 3-bathroom design apartment with 2 enclosed balconies, on the seventh 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 **enclosed balcony** access, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom / study with **enclosed balcony** access, a guest bedroom, a bathroom (bathtub, toilet), a bathroom (walk-in shower, toilet), 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. One-time or regular **cleaning** service is available at an additional fee.



\* 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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