



## Apartment Two-bedroom (3+kk)

Rented

92.8 m², Prague 8, Karlín, Sokolovská





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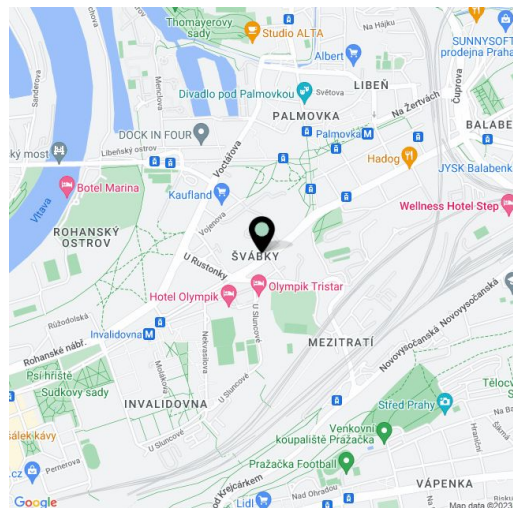
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|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| Total area       | 97 m²                                                                   |
| Floor area*      | 93 m²                                                                   |
| Loggia           | 4 m²                                                                    |
| Parking          | Garage parking is available.                                            |
| Garage           | Yes                                                                     |
| Cellar           | -                                                                       |
| Service price    | Monthly deposit for service charges and utilities is billed separately. |
| PENB             | B                                                                       |
| Reference number | 42242                                                                   |
| Available from   | Immediately                                                             |

Brand new unit in the unique **FRAGMENT** residential project combining architecture and art. This is a fully furnished 2-bedroom 2-bathroom design apartment with an enclosed balcony, on the second 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 **enclosed balcony**, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom / study with an en-suite bathroom (walk-in shower, toilet), a guest 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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| C. místnosti - Jádru místností |                     |
|--------------------------------|---------------------|
| SA.01                          | CHODBA              |
| SA.02                          | WC                  |
| SA.03                          | KUCHYŇKA            |
| SA.04                          | OSTYVACÍ POKOJ + KK |
| SA.05                          | PRACOVNA            |
| SA.06                          | KOUPELNA + WC       |
| SA.07                          | KOUPELNA + WC       |
| SA.08                          | LOŽNICE             |
| SA.09                          | PRACOVNA            |
| SA.10                          | LOŽNICE             |

| Příslušenství             |   |
|---------------------------|---|
| SA.01 CHODBA              |   |
| Zabudova z dřevu          | 1 |
| Ukládání šatů             | 1 |
| Technický                 | 1 |
| Lesní se mramorem         | 1 |
| SA.02 WC                  |   |
| Stříška na stěnu          | 1 |
| SA.03 KUCHYŇKA            |   |
| Bohuše na pracovní desku  | 1 |
| SA.04 OSTYVACÍ POKOJ + KK |   |
| Stříška na stěnu          | 1 |
| SA.05 PRACOVNA            |   |
| Stříška na stěnu          | 1 |
| SA.06 KOUPELNA + WC       |   |
| Stříška na stěnu          | 1 |
| SA.07 KOUPELNA + WC       |   |
| Stříška na stěnu          | 1 |
| SA.08 LOŽNICE             |   |
| Stříška na stěnu          | 1 |
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