



Apartment Two-bedroom (3+kk)

Rented

92.8 m², Prague 8, Karlín, Sokolovská





Apartment Two-bedroom (3+kk)

Rented

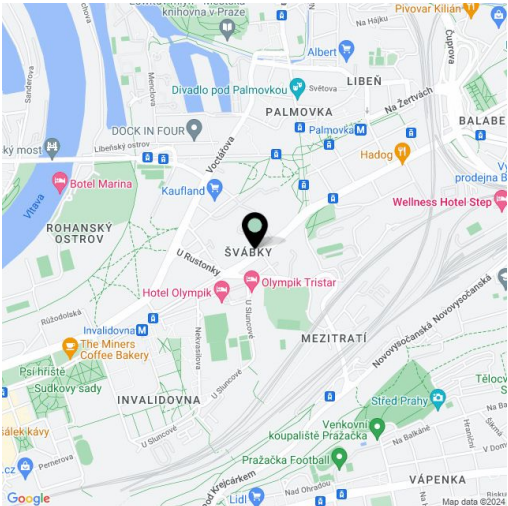
92.8 m², Prague 8, Karlín, Sokolovská

Total area	98 m²
Floor area*	93 m²
Loggia	5 m²
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	42336
Available from	Immediately

Unique premium residential project **FRAGMENT** combining architecture and art. This is a fully furnished 2-bedroom 2-bathroom design apartment with an enclosed balcony, on the third 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 storage room, 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.



* 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)

92.8 m², Prague 8, Karlín, Sokolovská

Rented



C. místnosti - Jádru místností	
Objekt	Podlaží
S44.01	CHODBA
S44.02	WC
S44.03	KOCHÁNKA
S44.04	OBÝVACÍ POKOJ + PK
S44.05	KUCHYŇKA
S44.06	KOCHÁNKA + WC
S44.07	KOCHÁNKA + WC
S44.08	LOŽNICE
S44.09	LOŽNICE

Příslušenství	
Objekt	Podlaží
S44.01	CHODBA
S44.02	WC
S44.03	KOCHÁNKA
S44.04	OBÝVACÍ POKOJ + PK
S44.05	KUCHYŇKA
S44.06	KOCHÁNKA + WC
S44.07	KOCHÁNKA + WC
S44.08	LOŽNICE
S44.09	LOŽNICE



Apartment Two-bedroom (3+kk)

Rented

92.8 m², Prague 8, Karlín, Sokolovská

