



## Apartment One-bedroom (2+1)

78 m², Prague 8, Karlín, Vítkova

**Sold**





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|                  |                   |
|------------------|-------------------|
| Total area       | 78 m²             |
| Parking          | -                 |
| Cellar           | -                 |
| Service price    | 4 178 CZK monthly |
| PENB             | G                 |
| Reference number | 101856            |

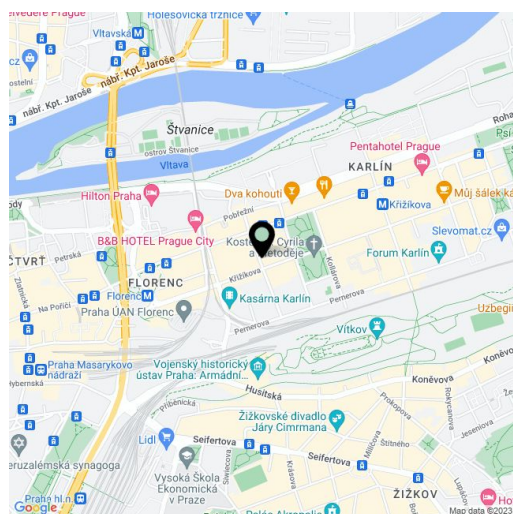
This apartment with high ceilings, vaults, and wonderful green views is located on the upper ground floor of a classic apartment building in the popular Karlín district, providing everything you need for pleasant living.

The layout currently consists of a living room, a kitchen, a bedroom, a bathroom, a toilet, a utility room, and an entrance hall. The windows of the kitchen and bathroom face the **landscaped courtyard**, and the living room and bedroom face a side street lined with **mature trees**. The interior can be reconstructed to **change the layout to a 2-bedroom apartment**.

The interior is in its original condition—**parquet floors, wooden casement windows**, and the rooms feature **disctintive vaulted ceilings**. Gas WAW and electric direct heaters currently provide heating.

This building is located on a one-way side street right next to the vast park on **Vítkov Hill**, near the **city center**. A full range of civic amenities are in the vicinity; it is also close to a theater, cinema, sports grounds, **Kasárny Karlín**, or the multi-functional **Forum Karlín** area. The Florenc public transport hub and bus terminal with international connections is within easy reach.

Floor area 78 m².



\* 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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Vítkova 318/1, Karlín, Praha 8

Byt 2+1

