



Apartment Three-bedroom (4+kk)

€ 806 087 | CZK 19 600 000

148.1 m², Prague 8, Karlín, Křižíkova



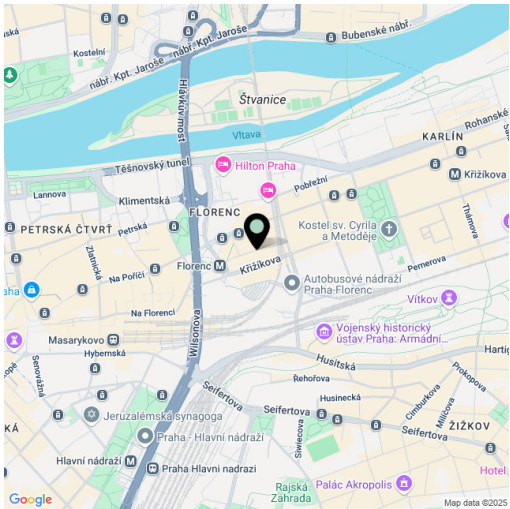


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Total area	148 m²
Parking	-
Cellar	-
PENB	Not required
Reference number	106615



* 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.

This spacious, bright, fully furnished 2-bedroom apartment is located on the 1st floor of a historic building in a desirable part in Prague 8, in the immediate vicinity of the Florenc metro station and Karlín Musical Theater.

The modern interior consists of a living room connected to a fully equipped kitchen, a bedroom, a 2nd bedroom with an en-suite bathroom with a bathtub and shower, and an entrance to another room (walk-in wardrobe or study, currently used as a 3rd bedroom), a utility room, and a 2nd bathroom with a separate toilet. The apartment comes with a cellar.

The apartment's equipment includes a kitchen with a central island and Whirlpool and Bosch appliances, large-format Alfalux tiles, Paffoni, Painsi, Kos, and Hansgrohe sanitary ware, Sapho heated towel rails, a cast marble bathtub, Egger wooden floating floors, wooden Euro windows and renovated double-leaf interior doors. The apartment with high ceilings has suspended ceilings with energy-saving LED lighting. Heating is provided by its own gas boiler. The building is in its original condition without an elevator.

The wider city center offers complete civic amenities including many restaurants, cafes, shops, and supermarkets. There is also an elementary school and kindergarten, as well as several secondary schools in the area. Perfect transport connections are provided by a metro station (lines B and C) and bus and tram stops just a few steps from the building.

Floor area 148.1 m², cellar 6.6 m².

148.1 m², Prague 8, Karlín, Křižíkova

This is a hand-drawn architectural floor plan of a building. The plan includes several rooms, each numbered in a circle, and various dimensions in millimeters. The layout is as follows:

- Room 1:** Located in the upper right, with a width of 6280 mm and a depth of 7680 mm. It contains a door and a window.
- Room 2:** Located in the center, with a width of 3594 mm and a depth of 3280 mm. It contains a door and a window.
- Room 3:** Located in the lower right, with a width of 5250 mm and a depth of 3580 mm. It contains a door and a window.
- Room 4:** Located in the lower left, with a width of 4100 mm and a depth of 4100 mm. It contains a door and a window.
- Room 5:** Located in the center left, with a width of 3430 mm and a depth of 5250 mm. It contains a door and a window.
- Room 6:** Located in the upper left, with a width of 3240 mm and a depth of 3445 mm. It contains a door and a window.
- Room 7:** Located in the upper right, with a width of 1640 mm and a depth of 1640 mm. It contains a door and a window.
- Room 8:** Located in the center, with a width of 3250 mm and a depth of 3650 mm. It contains a door and a window.
- Room 9:** Located in the center, with a width of 3280 mm and a depth of 3594 mm. It contains a door and a window.
- Room 10:** Located in the upper right, with a width of 1680 mm and a depth of 920 mm. It contains a door and a window.

The plan also shows various structural elements such as walls, doors, and windows, and includes dimensions for the overall building footprint and individual rooms.