



Apartment One-bedroom (2+kk)

€ 491 470 | CZK 12 100 000

72.8 m², Prague 8, Karlín, Jirsíkova





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Total area	73 m²
Parking	Yes
Cellar	Yes
PENB	B
Reference number	108603

A newly built air-conditioned apartment with a beautiful view of Prague has been created on the 7th floor of a historic building with an elevator, located in the protected heritage zone of Karlín.

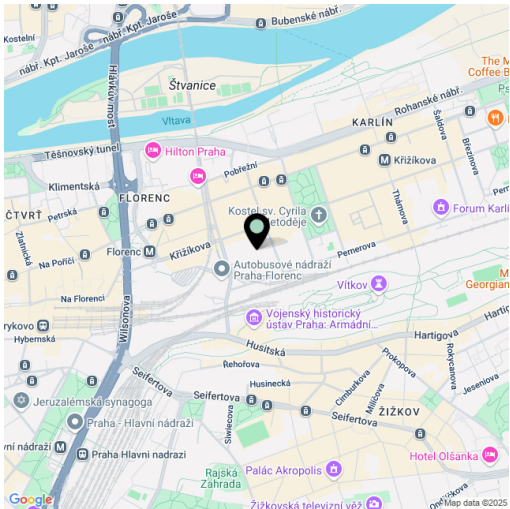
This southwest-facing apartment consists of a living room with a kitchenette, a bedroom, a bathroom with a sink and shower, a separate toilet, and an entrance hall. The price includes a cellar unit and a 15-year lease for one parking space in the courtyard.

The key characteristics of this apartment are space and light. The high standard of the interior finishes includes triple-glazed roof windows, **hardwood parquet floors**, large-format tiles and wall cladding, quality bathroom fittings, flush interior doors by **CAG**, **underfloor heating** with a separate condensing boiler, **air-conditioning units** in all living rooms, a **NEXT** security entrance doors, an electronic security system by **AKI PRO**, and a video intercom. The building has been completely renovated, including modernized common areas, courtyard revitalization, **a new elevator** installation, and the implementation of a chip-access entry system.

Karlín is one of Prague's most vibrant neighborhoods, offering numerous parks, cafés, restaurants, full amenities, and a lively community atmosphere. Cultural venues such as **Forum Karlín** and the Karlín Musical Theatre are nearby, as are sports facilities like the Štvanice tennis courts, Olšanka Sports Center, **Karlín Golf**, and the YMCA Sports Center. Quick access to other parts of the city is ensured by the **Florenc metro station** (lines B and C), as well as multiple tram and bus lines. Long-distance bus connections are available from the nearby Florenc bus terminal.

It is possible to purchase **a separate garage** (approx. 27.5 m²), suitable for one car and a motorcycle, or it can serve as additional storage or a small workshop. The garage is priced at CZK 2,000,000.

The total floor area according to current measurements is 72.8 m². The owner's declaration lists the net floor area of the unit as 68.8 m².



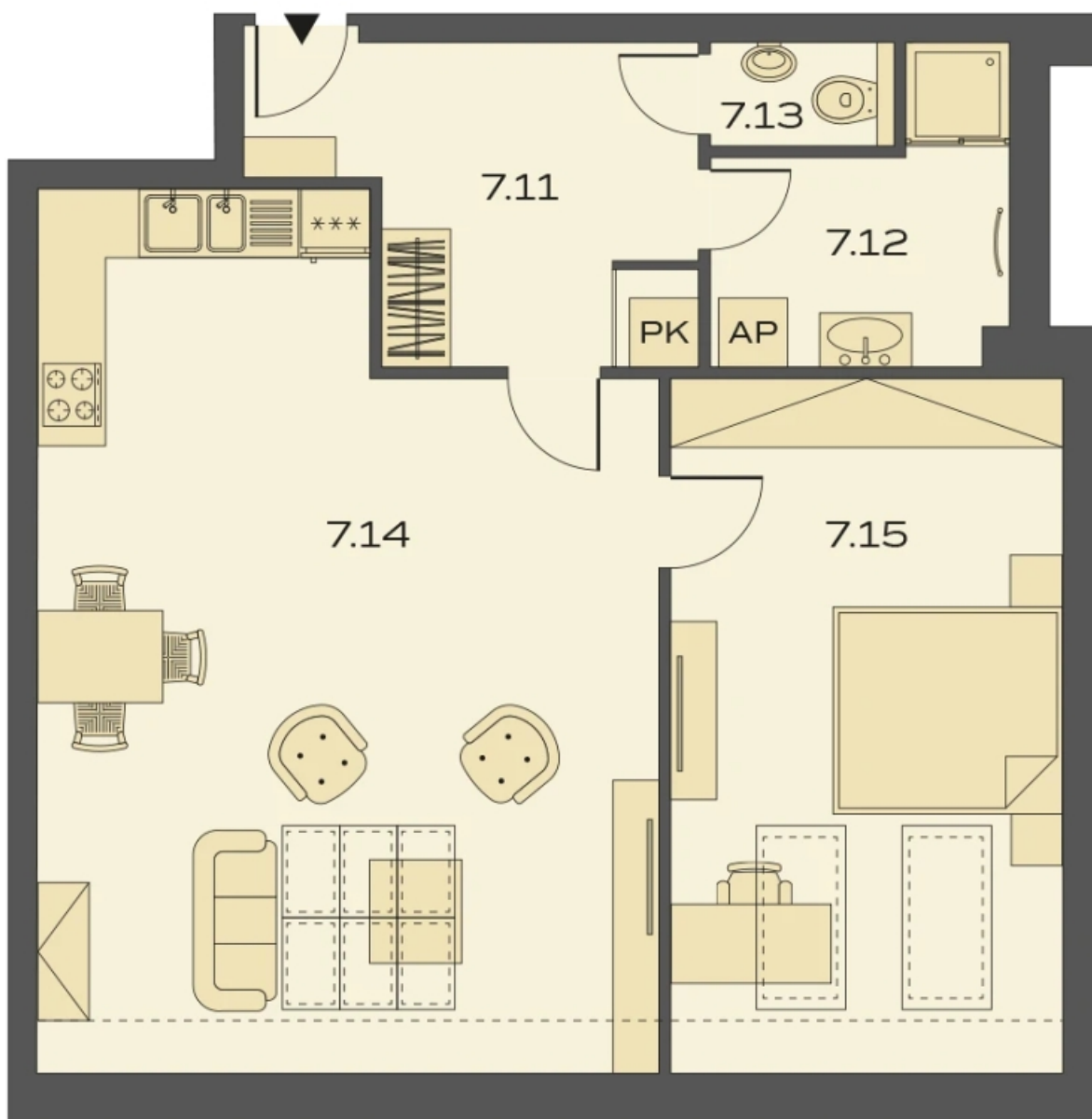
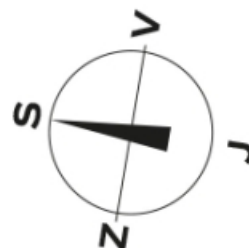
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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