



## Apartment Two-bedroom (3+kk)

Sold

117 m<sup>2</sup>, Prague 8, Karlín, Karolínská





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Total area	145 m²
Floor area*	117 m²
Terrace	28 m²
Parking	1 000 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41391

This new, designer apartment with a terrace and direct views of the Vltava River is part of the recently completed Kay River Lofts project. The residence was created in a new modern part of the Karlín district in the wider center of the city. The price includes 2 garage spaces, a cellar, and all equipment.

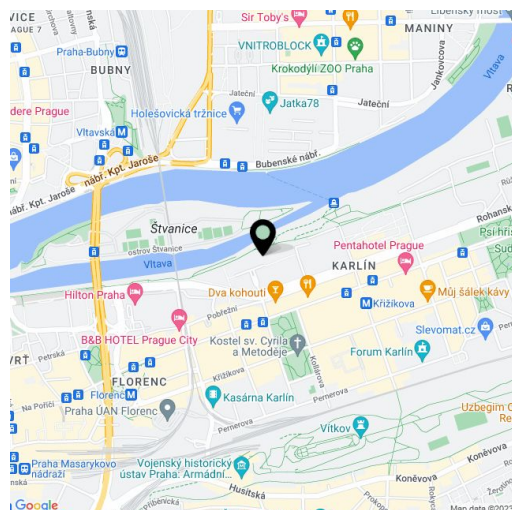
The practical layout of the 1st floor apartment offers a living room with an open plan kitchen, a master bedroom with an en-suite bathroom (shower, sink, toilet), a second bedroom, a central bathroom (bathtub, sink, toilet), a walk-in wardrobe, an entrance hall, and a utility room with storage space. All rooms have access to the **terrace** and the windows of the living room will soon provide **views** of the "**HolKa**" footbridge, which will connect Karlín with Holešovice.

Facilities include **wooden floors**, French triple-glazed windows with electrically operated blinds, **recuperation and cooling** throughout the apartment, and underfloor heating in the bathrooms. The interior was completed according to the design of a renowned architectural studio. The rooms are connected by elegant high **Sapeli** doors, the built-in furniture provides plenty of storage space, and the rooms are decorated with carefully selected **designer light fixtures** and furniture. The custom-made kitchen is equipped with brand-name appliances, the bathrooms will be complemented by furniture and mirrors. The unit comes with **2 garage parking spaces and a cellar storage unit**. The residence has very nice common areas, 2 elevators, and a **24-hour reception**. A camera system and the entrance to the building via a card reader contribute to the safety of the residents.

The location right next to a **bike path** and the future footbridge allows for convenient access to the city center and surrounding areas without the need to use a car or public transport, although metro stations and tram stops are nearby if necessary. There are many cafes, restaurants and bistros, bakeries, shops, medical services, and schools of all levels in the vicinity. The sports grounds on **Štvanice Island** and the Marina Praha **golf club** are also close-by.

Floor area 117.3 m², terraces 28.1 m², cellar 5.2 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



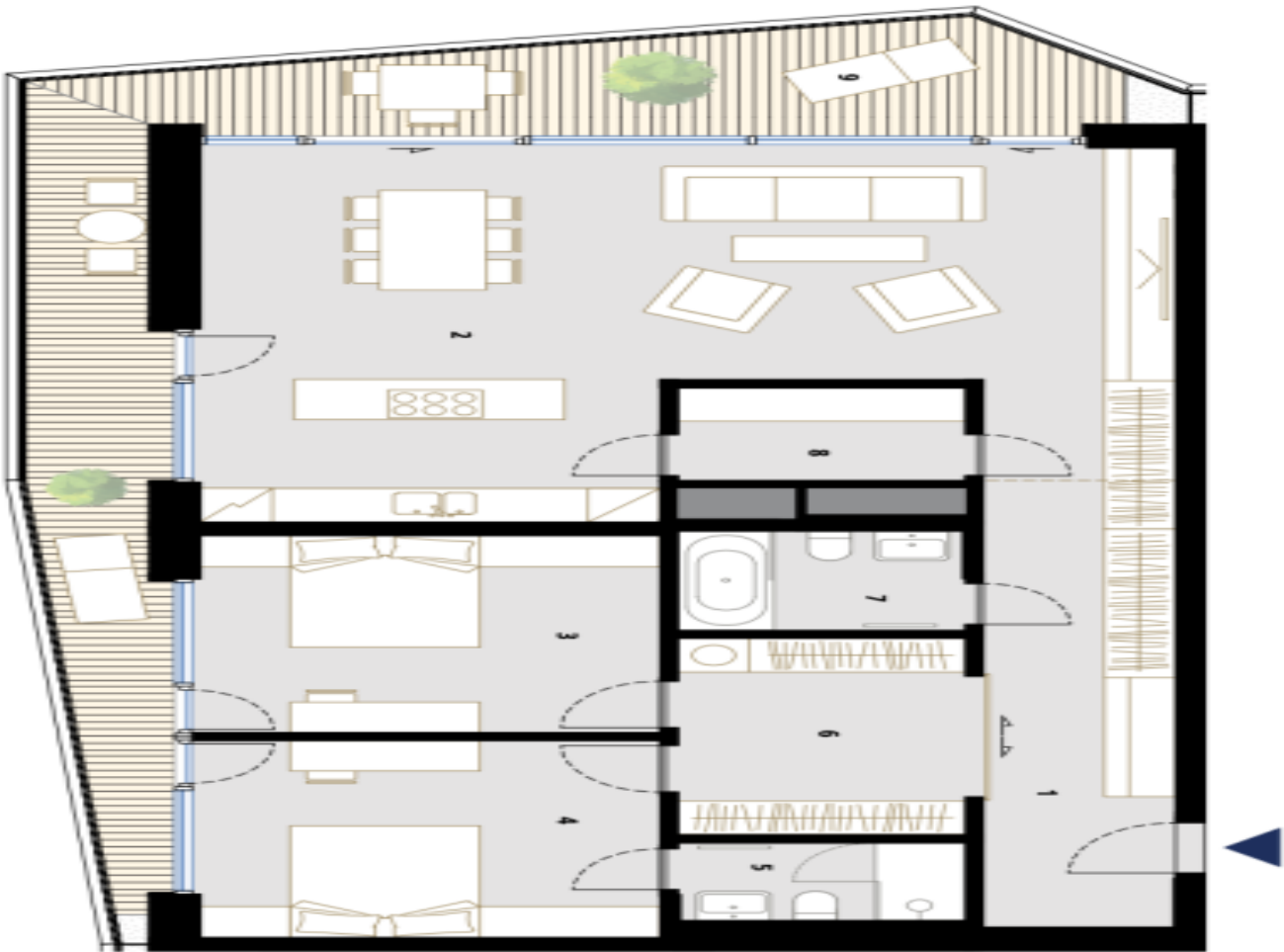
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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3+kk   117 m²   2.NP		
1	Chodba / Corridor	13,0 m²
2	Obývací pokoj + kk / Living Room + Kitchen	47,4 m²
3	Pokoј / Room	13,8 m²
4	Pokoј / Room	13,8 m²
5	Koupelna / Bathroom	3,5 m²
6	Spalna / Cloakroom	9,1 m²
7	Koupelna / Bathroom	4,5 m²
8	Komora / Utility Room	4,3 m²
Obýtná plocha / Living Area		109,4 m²
Svislé konstrukce / Vertical Structures		7,6 m²
Plocha bytu / Apartment Area		117,0 m²
9	Balkon / Balcony	28,1 m²
PLOCHA CELKEM / TOTAL AREA		145,1 m²