



Apartment Studio (1+kk)

48 m², Prague 8, Karlín, Křížkova

€ 337 056 | CZK 8 300 000





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| | |
|------------------|-------------------|
| Total area | 51 m ² |
| Floor area* | 48 m ² |
| Balcony | 3 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 44004 |

This spacious furnished semi-residential unit with a balcony is on the 5th floor of a residential building with an elevator. The modern building is located in the broader center of Prague, in the popular Karlín district, on a one-way street lined with trees, just a few steps from the Křižíkova metro station and Forum Karlín.

The unit's layout consists of a spacious living room with a kitchenette (35 m²), a bathroom with a bathtub, a separate toilet, and an entrance hallway. The living area provides access to a northwest-facing **balcony** overlooking the street. The purchase price also includes a **storage unit** in the basement.

The unit features a basic kitchen unit, security entrance door, and a **video intercom**. A large-format aluminum-framed triple-glazed window can be shaded with **blinds**, and the interior is enhanced by **wooden floors**. Heating is central, with **underfloor heating** in the bathroom. The well-maintained building from 2009 is equipped with an elevator.

The property is conveniently located within walking or short driving distance from the city center, with all essential amenities nearby. In the immediate vicinity, you will find shops, including a supermarket, a pharmacy, cafés, bistros, restaurants, and the multifunctional **Forum Karlín**. The metro station and tram stop are about a 3-minute walk away. The neighborhood is enriched with **well-maintained green spaces**, with **Vitkov Park** nearby and several **bike paths** running through the area.

Floor area 47.5 m², balcony 3 m², storage unit 3 m².

Subject to special legal conditions.

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

