

APARTMENT 3+KK (formerly 3+1), 71 m², private ownership, Molákova 599/6, Prague 8 – Karlín, luxury flat, excellent location right next to the metro, 3rd floor of a panel building, lift, parking, available immediately

REASON FOR SALE – The flat is being sold for personal reasons. The owner is planning to purchase another property and will use the proceeds from this sale to finance it.

!!! A UNIQUE OPPORTUNITY – THERE ARE VERY FEW APARTMENTS OF THIS QUALITY IN KARLÍN !!!

INTERIOR – Beautiful, modern, bright flat in perfect condition / high quality and design, fully renovated, spacious, well-maintained, undamaged. No repairs needed – everything is new and fully functional, including new electrical and water installations. High standard of equipment. Originally 3+1 / now redesigned to 3+kk., Kitchen equipped with Miele appliances – gas stove, oven, microwave and dishwasher.

Two separate rooms – ideal as bedrooms, children's room or office.

Quality brick core (Ytong), luxury bathroom with bathtub, toilet and bidet (Villeroy & Boch, Hansgrohe).

Plastic windows with electric exterior blinds, built-in wardrobes everywhere except in the living room, designer lights, floating floors, security doors, internet and cable TV outlets in every room, central remote heating, heat & water meters.

Practical storage room approx. 1.5 m² right next to the flat.

North-south orientation – plenty of daylight throughout the day.

BUILDING – Insulated panel building, 7 floors, 3 flats per floor, lift.

The HOA is well-managed, has sufficient financial reserves and continuously improves the technical condition and appearance of the house.

Pram/bike room on the ground floor.

The building is clean and quiet.

Energy rating: C.

Internet, buzzer door opening.

ADVANTAGES / TRANSPORT / AREA – Karlín = highly desirable location.

Metro "Invalidovna" 3 minutes. Various public-transport connections.

Luxury living or a great investment – rental value of this flat is min. 30,000 CZK/month.

Nearby free parking with sufficient capacity.

Well-functioning HOA.

3rd floor – ideal warmth retention and pleasant view of greenery.

Fees: 5,797 CZK incl. 909 CZK repair fund + electricity based on consumption – very reasonable costs for the apartment size.

Shops, cafés, restaurants, services, primary/secondary schools, Forum Karlín – concerts & events.

GPS: 50.0948192N, 14.4641169E

FROM THE LAND REGISTRY – Apartment 3+kk, Molákova 599, title deed 4088, building on plot no. 693/60, including buildings no. 592–601, unit no. 599/9, co-ownership share 699/128006, cadastral area Karlín (Prague); 730955

VIEWING – 29 Nov 2025 at 11:00 and 13 Dec 2025 at 11:00, by phone appointment only. Attendance

must be confirmed.

For more information call: +420 777 250 201 – Vítězslav Matyáš.

Buy now – 12,000,000 CZK