

# PRAGA

Rezidence



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# THE BEST OF KARLÍN

PREMIUM APARTMENTS IN A MOST UNIQUE RESIDENCE



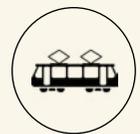
# LOCATION



PRAGA  
Rezidence



KŘÍŽÍKOVA METRO



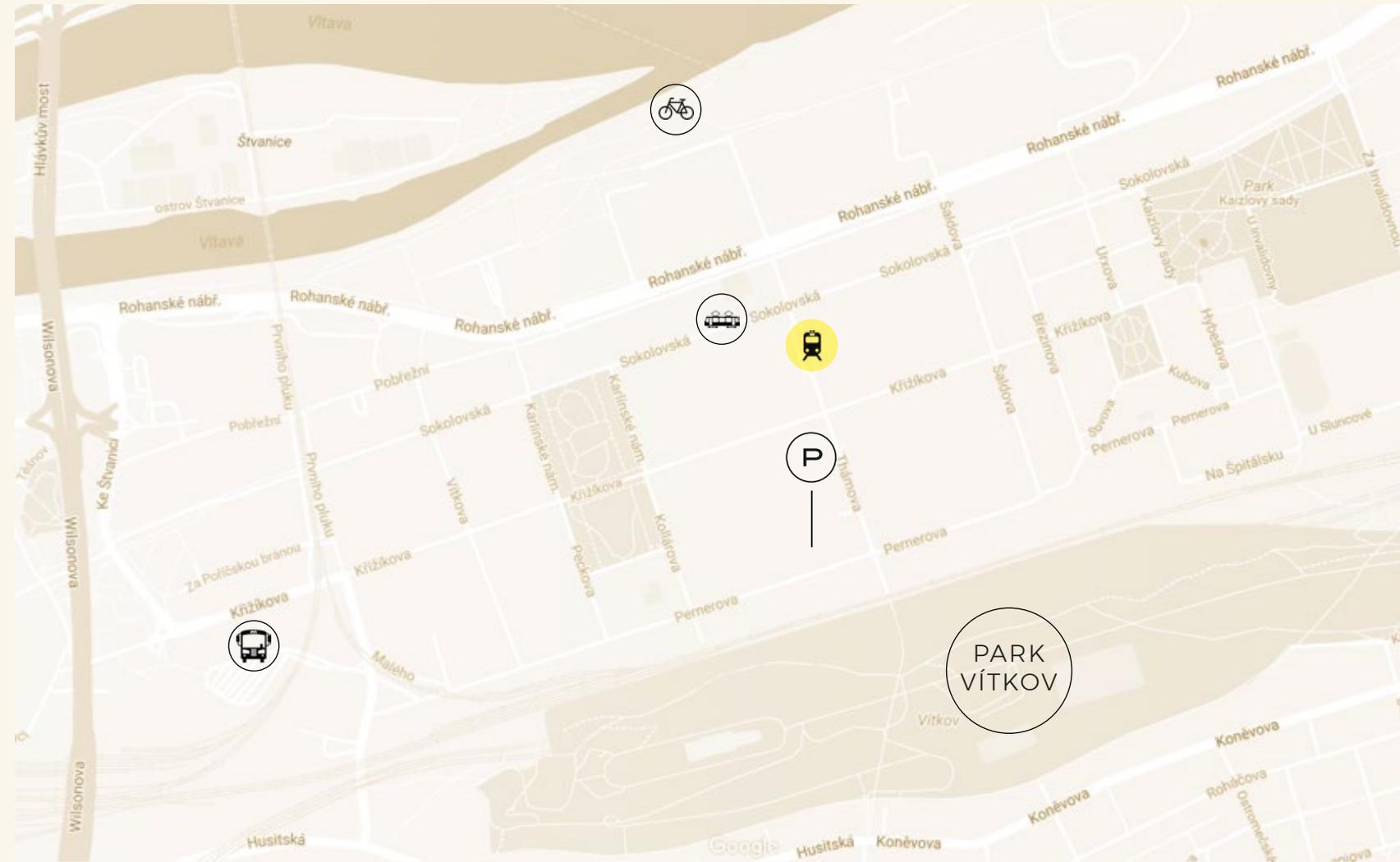
KŘÍŽÍKOVA TRAM STOP



BICYCLE PATH



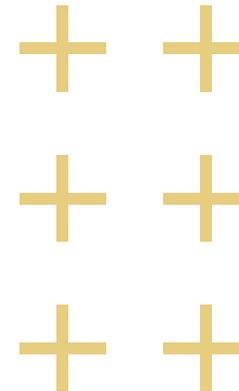
BICYCLE PATH





# 21ST CENTURY LIVING

An exceptional residence featuring 43 stylish apartments with loggias, balconies, or terraces is being built in the old section of Karlín, at the foot of Vítkov Hill. Boasting a unique architectural concept of simple, geometrical lines and a large private garden, this attractive new building is situated on the site of the former PRAGA automobile repair company, which is evidenced by a preserved part of the original façade being used. Thanks to a high standard of design alongside its position in a vibrant area, the PRAGA Residence presents an ideal choice for 21st century living. The residence is complete with an onsite underground garage.



# STYLE & COMFORT

The layouts of the apartments meet all demands for comfortable city living, including a cleverly designed, high standard system of storage space and exceptional lighting conditions. Highlights of the residence include 6 duplex penthouses with loggias and terraces and 2 three-story townhouse apartments, each with a terrace, a master suite spread over one floor and a private garage with a workshop.

The building will surely charm residents and visitors alike with elegant common areas and a representative entrance lobby. Another significant benefit of the residence is an onsite underground parking garage. The apartments will be available for sale in an appropriate standard, unfurnished.





# KARLÍN LIFESTYLE

## TOP TRENDING KARLÍN

Over the past years, the city quarter of Karlín has transformed from an industrial area to a dynamic hub of business and culture. Due to its close proximity to the city center, remarkable industrial architecture and noteworthy grid street plan, Karlín was a natural contender in becoming one of the most attractive and fastest developing Prague districts.

With a variety of popular restaurants (for example Eska, Lokál Hamburk) and stylish bistros (Proti Proudou, Nejen Bistro, etc.), Karlín is the crown jewel of Prague's foodie scene. Furthermore, the district has cozy cafes (Můj šálek kávy, Caffè Dallucci, etc.), pleasant tea rooms, great wine bars and much more.

Open public spaces with greenery are imperative for happy living. Karlín doesn't shy away from such places - there are green areas dotted with benches covering the Karlín and Lyčkov Squares, Rohanské nábřeží, and the large Vítkov Hill (a more natural affair featuring matured trees and walking paths), which is a perfect setting for sports & leisure and children's adventures.

Karlín has a lot to offer to all culture enthusiasts. The multifunctional Forum Karlín auditorium regularly plays host to concerts of all types. The Karlín Musical Theatre, on the other hand, is a smaller affair and offers a selection of musicals. The cultural scene is further supplemented by a generous cultural & sports program offered by Kasárna Karlín (Karlín Barracks). Whatever you crave, Karlín has you covered.



Butterfly Office  
Karlín



Kindergarden & Elementary  
school on Lýčkovo square



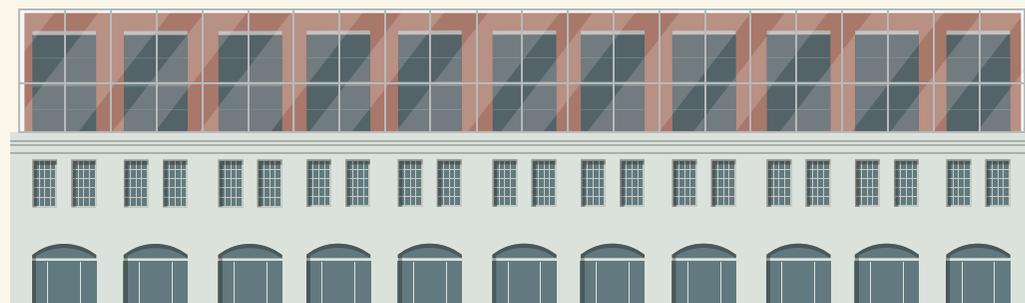
National memorial  
on Vítkov Hill



Church of  
Saints Cyril  
and Methodius

# THE BEST OF KARLÍN

Corso  
Karlín



PRAGA  
Rezidence



Forum Karlín

PRAGA  
Office & Garden

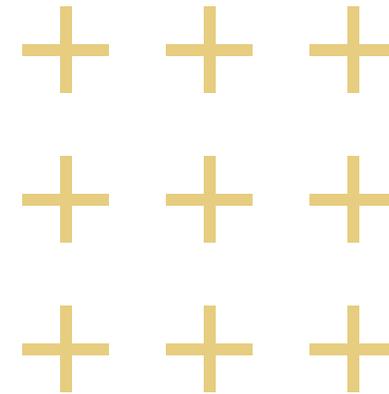


## QUOTE FROM THE ARCHITECT

“ The nine-story PRAGA Residence boasts two basement floors reserved for underground parking. The facade is architecturally rendered with a flair for tastefulness, timelessness and precise detail. The simple cubic form of the structure spans dramatically over the terrain in the upper floors, creating a console that significantly lightens the composition. The entrance is oriented westward, facing the new pedestrian walkway. Situated in the vicinity of the parterre is a private garden reserved for the tenants and the owners of the apartment units, providing them with a piece of tranquil, undisturbed park amid urban sprawl.

”

MARTIN NĚMEC, PETR DVOŘÁK  
(ATELIÉR A.D.N.S.)







# CONTACT

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PROJECT DEVELOPER:

**m2realestate**

The developer of the project is M2 REAL ESTATE, which specializes in implementing significant architectural residential and commercial projects mainly in Prague and its surroundings. M2 REAL ESTATE puts great emphasis on quality, design, a high standard of processing, and overall comfort for the residents as well as clients.