



Unique loft aprtment, Rohan City, Prague – Karlín, 5+kt, three terraces, four parking spaces

Sokolova 5, Praha, Hlavní město Praha

90 064 000 CZK

Unique loft apartment located just a few minutes from the city center within the distinctive Rohan City development. With a floor area of 312.9 sqm, this 5+kk (five-room plus kitchenette) loft satisfies the needs of the most discerning clients and serves as an ideal alternative to house or villa. Named "Koh-I-Noor," this unit is one of only two lofts situated on the project's top two floors (9th and 10th). It offers to the new owner three terraces - total area of 132.2 sqm —including a private rooftop terrace with magnificent city views—along with four parking spaces, an electric vehicle charging station, and two storage units. The living area features a double-height glass façade with direct access to a terrace; the loft also includes three bathrooms and two separate toilets. Amenities include air conditioning, a heat recovery ventilation system, a combination of underfloor heating and radiators, and a Loxone smart home system. Interiors can be finished according to visualizations by Atelier Kunc Architects; the cost of completion and detailed floor plans are available upon request. This premium apartment is part of the Rohan City project, located in one of the "Diamanty Karlín" residential buildings. It enjoys a prime location right next to the Vltava River cycling path and offers excellent public transport accessibility. It is an ideal home for those seeking a lifestyle that balances tranquility with activity.

PRICE

Price of apartment	90 064 000 CZK
Note	Včetně provize a právního servisu
Commission	Including commission

LOCATION

District	Prague
Prague district	Prague 8
Part of city	Karlín
Street	Sokolova
House number	720 / 5

INFORMATION ABOUT THE PROPERTY

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Contract type	Sale
Order number	78725
Date	10.08.2026
Object kind	Brick
Object placing	Town center
Flat class	Loft (otevřený industriální prostor, vysoké stropy)
Utility area m^2	312.9
Total floor area m^2	312.9
Terrace area m^2	132.2
Number of parking spaces	4
Number of garages	4
Other	Elevator
Plocha sklepa m^2	8
Year of substantial inspection	2023
Number of floor in building	9

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	B - Very efficient
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.

NOTE OF APARTMENT

Type	Apartments
Flat kind	4-bedroom
Ownership	Private
Condition of apartment	New building
Waste	Sewage
Gas	Gas pipeline

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