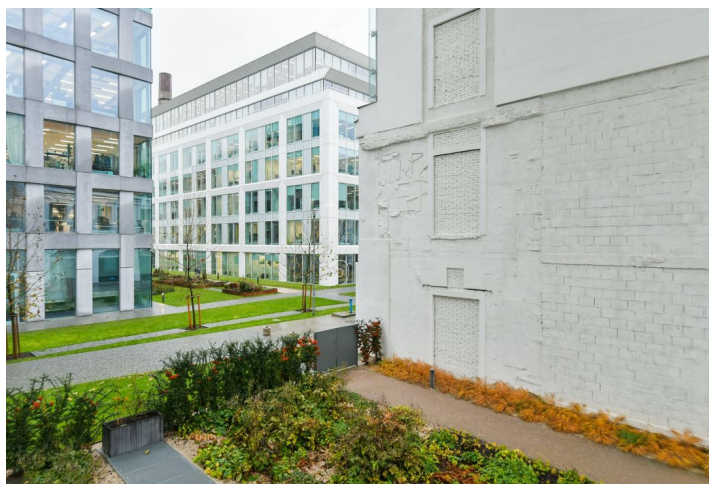




Office space

Prague 8, Karlín, Pernerova

Sold





| | |
|-------------------------|-------------------------------|
| Available area | 17 m ² |
| Tenant consumption | — |
| Parking | Parking space for CZK 700,000 |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | B |
| Reference number | 100596 |

This furnished non-residential space is situated on the 1st floor of a new modern residence in the popular Karlín district, on the edge of a park and close to a metro station and tram stop.

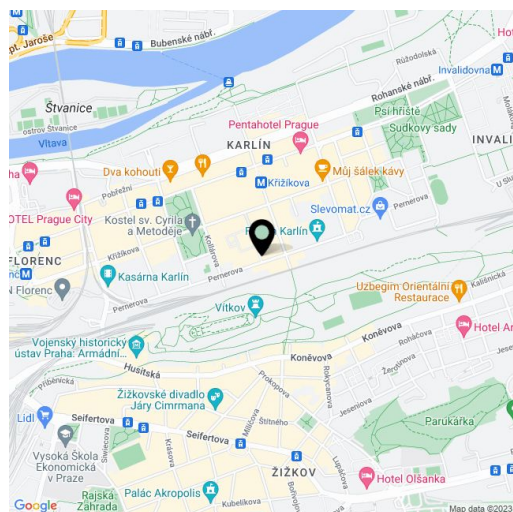
The unit consists of 1 room (with north-facing windows) and a toilet with a sink. The space offers 4 workspaces.

The project was completed at the end of 2019. Facilities include, for example, **three-layer oak floors**, large windows, or **security doors**. The building has an **elevator**. The unit is **furnished** with custom-made furniture. The purchase price also includes a **cellar**; a parking space can be purchased for CZK 700,000.

The ever-developing district of Karlín, reminiscent of European metropolises, offers **landscaped greenery**, **cultural centers**, shops, trendy bistros, cozy cafes, and gourmet restaurants. A metro station (line B) and the Křížkova tram stop is just a few steps away, and the ride to the city center takes only a few minutes. In a short time, you can also walk to the **vast park on Vítkov Hill** and use the local **bike path** or outdoor gym.

Floor area 16.9 m², cellar 3.53 m².

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





PRAGA

Residence

JEDNOTKA 2.1. 2+KK | 2 NP

| Č.M. | NÁZEV MÍSTNOSTI | PLOCHA M ² |
|--------|--------------------------|-----------------------|
| 2.1.1. | NEBYTOVÝ PROSTOR | 14,22 |
| 2.1.2. | WC | 1,24 |
| | OSTATNÍ PLOCHY A PŘÍČKY | 1,43 |
| | CELKOVÁ PLOCHA JEDNOTKY* | 16,9 |
| S21. | SKLEP | 3,53 |



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