



## Office space

Praha 8, Karlín, Pernerova

**Sold**

Available area	17 m <sup>2</sup>
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.**

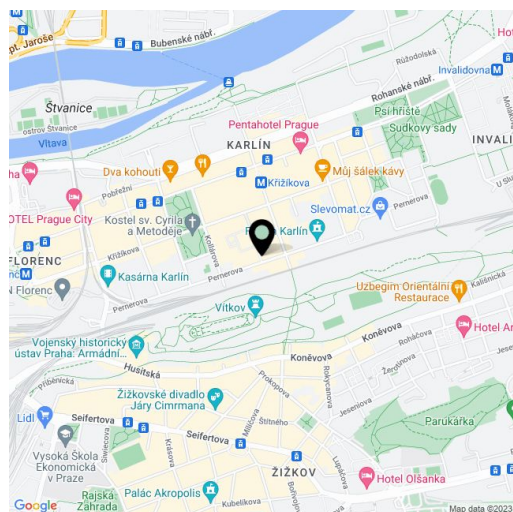
The unit consists of 1 room (with north-facing windows) and a toilet with a sink. The space offers 4 workspaces.

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 m<sup>2</sup>, cellar 3.53 m<sup>2</sup>.

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 <sup>2</sup>
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



PERNEROVA UL.



1:100



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