



## Apartment Two-bedroom (3+kk)

€ 3 255 | CZK 82 000

115 m<sup>2</sup>, Prague 8, Karlín, Pernerova





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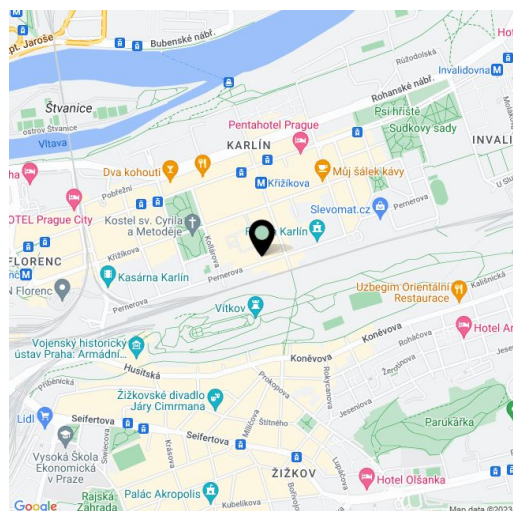
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Total area	144 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating CZK 10,000. Electricity - transferred to the tenant.
PENB	B
Reference number	100731
Available from	01.08.2024

Boasting an enclosed balcony, a terrace, a shared roof terrace with a pool and beautiful views, this penthouse is on the 9th floor of the new Praga Residence multipurpose complex with garage parking and a private garden. Set on the site of the former Praga car repair shop, in the highly sought-after vibrant neighborhood of Karlín under Vítkov Hill Park, with full amenities in the area and very quick connections to the city center, mere steps from a tram stop and the Křižíkova metro station. Local amenities include plenty of green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín.

The lower level features a 60 sq. m. living room with a fully fitted open plan kitchen and **enclosed balcony**, a walk-in closet/storage room, a toilet, and an entrance hall. The upper floor offers two bedrooms, a bathroom including a bathtub and toilet, and a **terrace**. There is a shared **swimming pool** on the **roof terrace** with panoramic views of Prague (shared by the top floor penthouses only).

Quality materials and finishes, **air-conditioning**, **hardwood floors**, tiles, oversized windows, security entry door, built-in wardrobes and storage, central heating, washing machine, dryer, **cellar**, elevator. **One garage parking space** is included (second one available for CZK 3,200/month).



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.