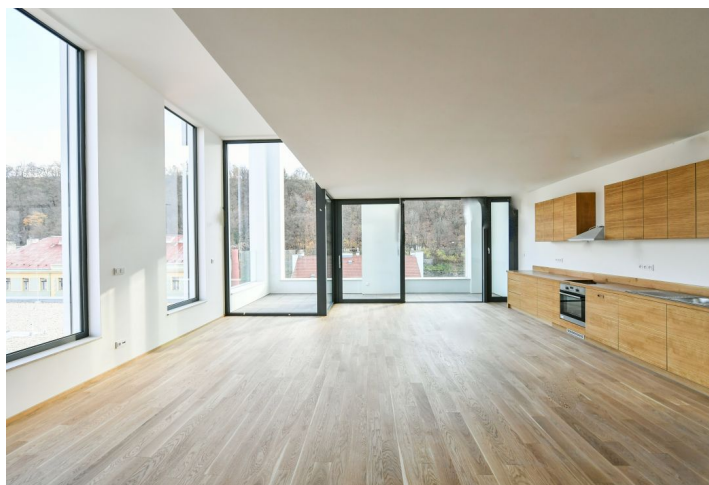
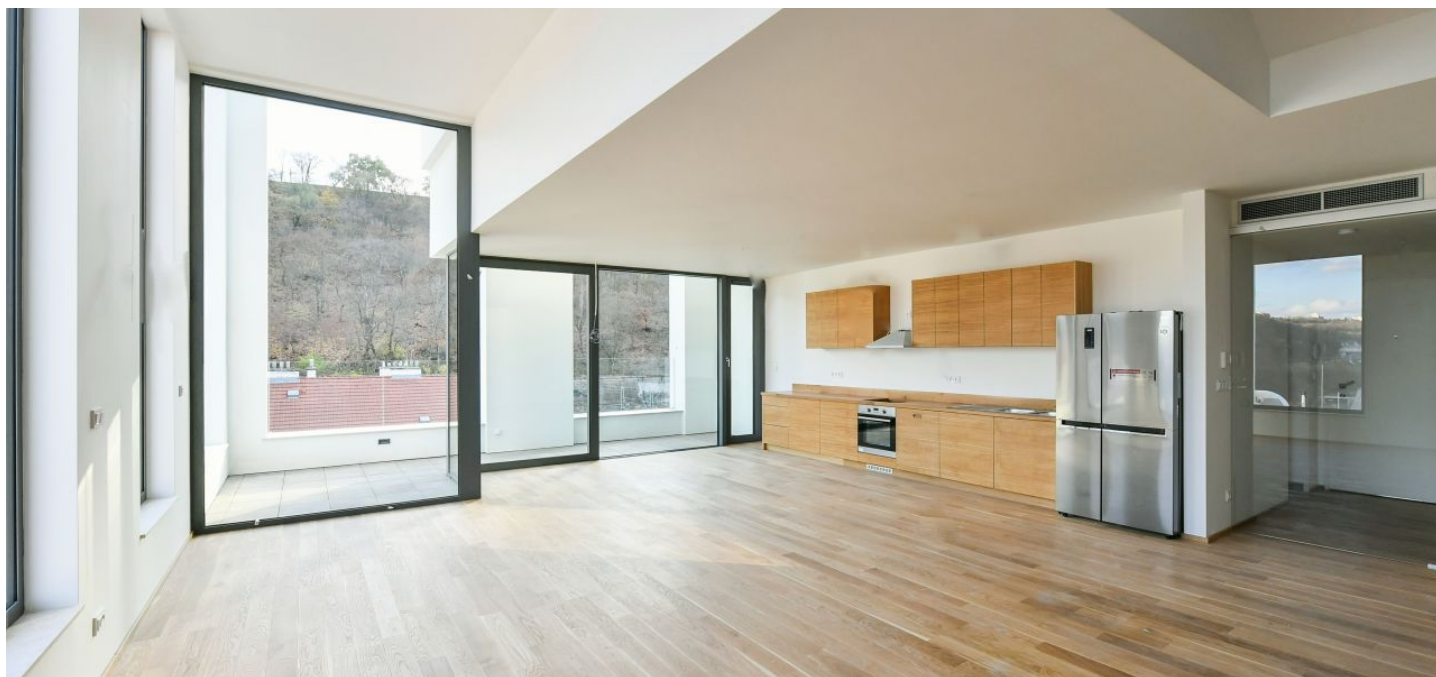




## Apartment Two-bedroom (3+kk)

Rented

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





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Rented

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

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	Two garage parking spaces.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges is billed separately. Electricity will be transferred to the tenant.
<b>PENB</b>	<b>B</b>
Reference number	100731

Boasting an enclosed balcony, a terrace, a shared roof terrace with a pool, and beautiful views, this 2-bedroom penthouse is on the 8th floor in 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, just 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 cultural venue.

The lower level features a 60 sq. m. living room with a fully fitted open plan kitchen and an **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 a 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 for CZK 3200,-/month). Available from February 1st, 2023.

