



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	187 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Garden	6 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28589

This spacious townhouse with a terrace and English courtyard is part of a modern residence, which is located near the center in the sought-after district of Karlín, on the edge of a park and a short walk from a metro station and tram stops.

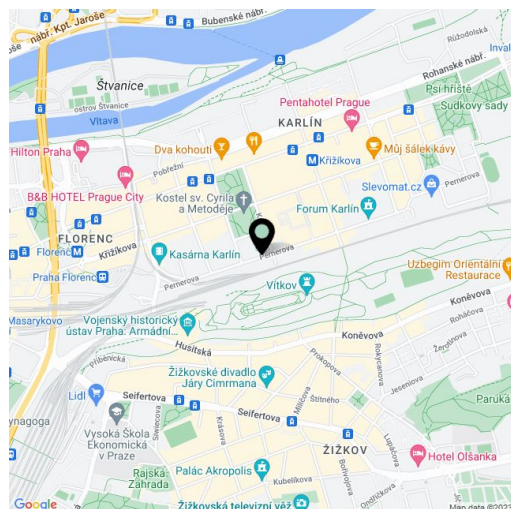
The lower level (ground floor) of the apartment, set in a building with preparation for reception and security, features a studio, bathroom, English backyard and hallway. On the ground floor there is a generous living room with kitchen and entrance to the terrace, separate toilet, utility room and hall. The upper floor consists of 2 bedrooms, a bathroom and a walk in wardrobe.

The three types of interior standards offered (CITY/STYLE/PREMIUM) include, for example, **solid three-layer oak floors**, large-format tiles, large windows, high-quality bathroom sanitary facilities and fittings, alarm, security door and videophone. Currently, client changes can be made. **The purchase price includes a cellar, parking space is for extra cost.**

The dynamically developing district of Karlín carries elements of European cities. The area boasts an abundance of greenery, cultural centers, schools of all levels, shops, cars, bars, and restaurants offering culinary delights from all over the world. The **Křižíkova metro station** (line B) and tram stop are just a **few meters** from the building, making travel to the city center easy, fast and convenient (just a few minutes).

Final inspection is planned for December 2019. The unit will be approved as an accommodation unit with use for long-term accommodation. The unit may be rented out with permanent residency registration.

Interior 167.9 m<sup>2</sup>, terrace 18.82 m<sup>2</sup>, English courtyard 5.56 m<sup>2</sup>, cellar 4,67 m<sup>2</sup>.



\* 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.





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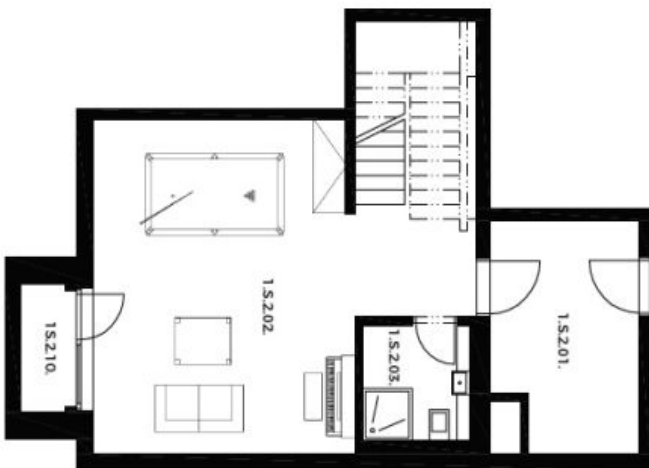
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## PRAGA Residence

### TOWNHOUSE 2 1 PP

ČM.	NAZEV MÍSTNOSTI	PLOCHA M²
1S.2.01.	PŘEDSÍŇ	10,09
1S.2.02.	STUDIO	37,81
1S.2.03.	KOUPELNA + WC	4,09
1S.2.10.	ANGLICKÝ DVOREK	1,72
SI.2.	SKLEP	4,61



1 : 100

\*Číslo a obsah stránky: Svoboda & Williams, s.r.o. - makléřská společnost, IČO: 257 328 281, zapsaná v obchodním rejstříku, vedeném u Městského soudu v Praze, oddíl B, vložka 152/2019 S. Územní příslušnost: Praha 8. Svoboda & Williams, s.r.o. - makléřská společnost, IČO: 257 328 281, zapsaná v obchodním rejstříku, vedeném u Městského soudu v Praze, oddíl B, vložka 152/2019 S. Územní příslušnost: Praha 8. Svoboda & Williams, s.r.o. - makléřská společnost, IČO: 257 328 281, zapsaná v obchodním rejstříku, vedeném u Městského soudu v Praze, oddíl B, vložka 152/2019 S. Územní příslušnost: Praha 8.

svoboda&williams

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m2realestate



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# PRAHA

Residence

## TOWNHOUSE 2 1 NP

ČM.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
1.21.	PŘEDSÍN	4,77
1.22.	HALA	4
1.23.	OBYTNÝ PROSTOR	25,43
1.23.A	KUCHYŇSKÝ KOUT	11,15
1.24.	WC	4,16
1.25.	KOMORA	2,7
1.221.	TERASA	16,84



1:100

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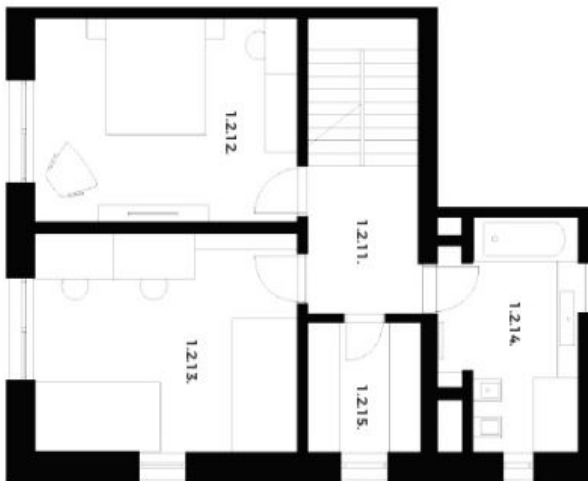
Sold

# PRAGA

Residence

## TOWNHOUSE 2 2 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
1.2.11.	CHODBA + SCHODIŠTĚ	4,61
1.2.12.	LOŽNICE	19,01
1.2.13.	LOŽNICE	16
1.2.14.	KOUPELNA + WC	9,15
1.2.15.	ŠATNA	4,93
	OSTATNÍ PLOCHY A PŘÍČKY	9,1
	<b>CELKOVÁ PLOCHA JEDNOTKY*</b>	<b>167</b>



1 : 100



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