



Apartment Four-bedroom (5+kk)

Sold

155.5 m², Praha 8, Karlín, Pernerova





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Total area	170 m ²
Floor area*	156 m ²
Balcony	7 m ²
Loggia	7 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28590

This spacious apartment with a loggia and balcony is part of a modern residence located near the center in the sought-after neighborhood of Karlín, on the edge of a park and a short walk from a metro station and tram stops.

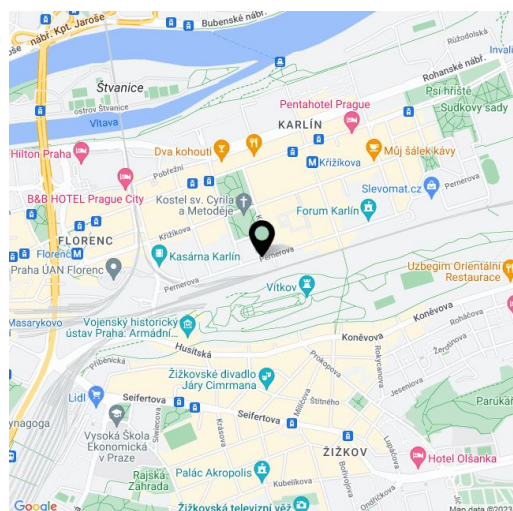
The apartment on the 7th floor of a building with a preparation for a reception and security features a spacious living room with a kitchen, a southwest-facing loggia, and a west-facing balcony. There are also 3 bedrooms, 2 bathrooms, a separate toilet, a walk-in wardrobe, a utility room, and a spacious entry hall.

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 ware and fittings, an alarm, a security door, and a videophone. Currently, changes requested by the client can be made. **The purchase price includes a cellar, and a parking space is offered at extra cost.**

The dynamically developing Prague neighborhood of Karlín has elements found in many European cities. The area boasts an abundance of greenery, cultural centers, schools of all levels, shops, 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 2Q 2020.

Interior 155.5 m², loggia 7.17 m², balcony 7.1 m², cellar 4.26 m².



* 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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PRAGA Residence

BYT 8.3. 5+KK | 8 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M ²
8.3.0.	PŘEDSÍŇ	3,61
8.3.1.	HALA	5,6
8.3.2.	OBYTNÝ PROSTOR	40,99
8.3.3.	LOŽNICE	17,13
8.3.4.	KOUPELNA+W.C.	4,46
8.3.5.	ŠATNA	4,76
8.3.6.	PRAČOVNA	9,65
8.3.7.	LOŽNICE	13,29
8.3.8.	LOŽNICE	17,91
8.3.9.	KOUPELNA+W.C.	6,62
8.3.10.	WC	1,65
8.3.11.	KOMORA	1,84
8.3.12.	ŠATNA	2,29
8.3.13.	CHODBA	5,28
8.3.14.	KUCHYŇ	9,88
	OSTATNÍ PLOCHY A PŘÍČKY	10,55
	CELKOVÁ PLOCHA BYTVU*	155,5
8.3.20.	LODŽIE	7,17
8.3.21.	BALKÓN	7,1
8.3.	SKLEP	4,26



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