



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	106 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28591

This spacious apartment with a loggia 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.

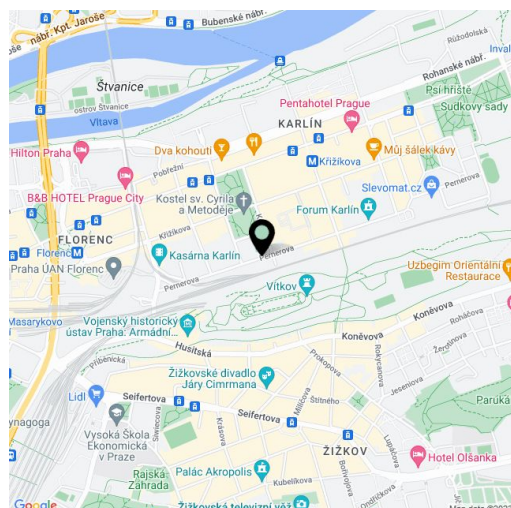
The apartment on the 6th floor, set in a building with 24-hour reception and security, features a spacious living room with a kitchen and west-facing loggia. There are also 2 bedrooms, a bathroom, a separate toilet and an entrance hall.

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 facilities and fittings, alarm, security door and videophone. Currently, client changes can be made. **The purchase price includes a covered parking space and a cellar.**

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.

Interior 94.6 m<sup>2</sup>, loggia 7.2 m<sup>2</sup>, cellar 3.53 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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## PRAGA Residence

**BYT 7.5. 3+KK | 7NP**

ČM.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
7.5.0.	PŘEDSÍŇ	4,67
7.5.1.	HALA	11,2
7.5.2.	OBYTNÝ PROSTOR	32,09
7.5.2A.	KUCHYŇSKÝ KOUT	6,59
7.5.3.	LOŽNICE	14,76
7.5.4.	LOŽNICE	14,44
7.5.5.	KOUPELNA+WC	5,94
7.5.6.	WC	3,4
	OSTATNÍ PLOCHY A PŘÍČKY	4,81
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>97,9</b>
7.5.10.	LODŽIE	7,66
57.5.	SKLEP	4,2



PERNEROVA UL.



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