



Apartment Two-bedroom (3+kk)

Sold

94 m², Praha 8, Karlín, Pernerova





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Total area	94 m ²
Parking	-
Cellar	Yes
Service price	3 000 CZK monthly
PENB	G
Reference number	28641

This quiet, move-in ready apartment is on the 2nd floor of a completely renovated apartment building that is complete with a new lift (leading directly to the apt. floor). The building is in a popular location of Karlín, right by Vitkov Hill and just a short walk from a metro station / tram stop.

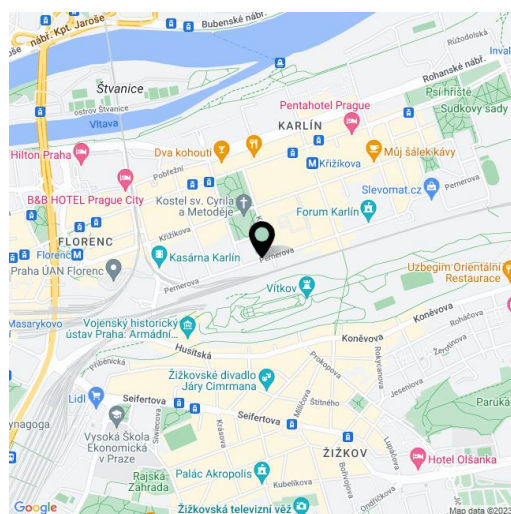
The apartment has a living room with a kitchen and dining area, two bedrooms (one w/ open walk-in wardrobe, other w/ closet). There is also a small bathroom, separate toilet, hall and utility room. The living room and the 1st bedroom (w/ walk-in wardrobe) are **west-facing, overlooking a quiet dead end street**. The 2nd bedroom is east-facing, overlooking the building's courtyard.

Features include high ceilings (3.3 m, original height), **solid oak floors, casement windows with triple glazing**, a videophone, a large IKEA kitchen unit with the highest range appliances and a pantry. Heating is provided by a Vaillant gas boiler. **The purchase price includes a cellar**. Parking available directly in front of the building in the residential zone.

The apartment is located a few steps from the **Křížkova** metro station and tram stop, and is just a stone's throw away from the multifunctional Forum Karlín and the legendary Žižkovský pedestrian & cyclist tunnel. The dynamically developing district of Karlín boasts attractive squares and streets full of greenery, cultural centers, schools of all levels, shops and restaurants, and award-winning restaurants, bistros and cafes.

The apartment is part of a cooperative ownership with outstanding annuity, which is already included in the price. After payment, it is possible to transfer it into personal ownership within three months.

Interior 94,4 m², cellar 2 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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