



## Apartment One-bedroom (2+kk)

Sold

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





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|                  |                   |
|------------------|-------------------|
| Total area       | 74 m <sup>2</sup> |
| Floor area*      | 61 m <sup>2</sup> |
| Balcony          | 14 m <sup>2</sup> |
| Parking          | Yes               |
| Garage           | Yes               |
| Cellar           | Yes               |
| PENB             | B                 |
| Reference number | 28654             |

This spacious apartment with a balcony 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.

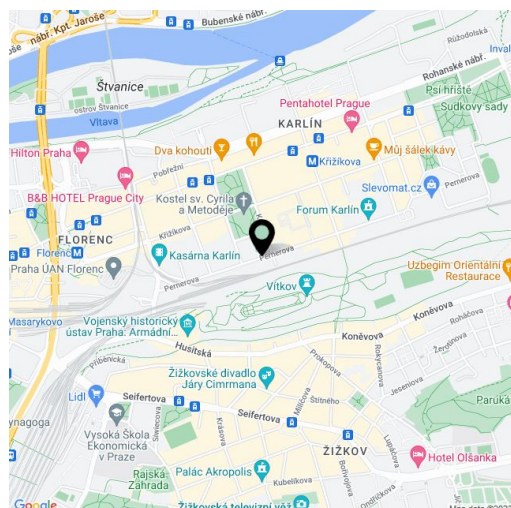
The apartment on the 6th floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen and an north-facing balcony. There is also a bedroom, a bathroom, a walk in wardrobe, a separate toilet and an entrance hall.

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 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.

Interior 60.8 m<sup>2</sup>, balcony 13.54 m<sup>2</sup>, cellar 4.2 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 7.2. 2+KK | 7NP

| Č.M.   | NAZEV MÍSTNOSTI             | PLOCHA M <sup>2</sup> |
|--------|-----------------------------|-----------------------|
| 72.1.  | PŘEDSÍŇ                     | 3,98                  |
| 72.2.  | OBYTNÝ PROSTOR + KK         | 27,71                 |
| 72.3.  | LOŽNICE                     | 12,14                 |
| 72.4.  | KOUPELNA+WC                 | 5,23                  |
| 72.5.  | WC                          | 2,9                   |
| 72.6.  | ŠATNA                       | 4,64                  |
|        | OSTATNÍ PLOCHY A PŘÍČKY     | 4,19                  |
|        | <b>CELKOVÁ PLOCHA BYTU*</b> | <b>60,8</b>           |
| 72.20. | BALKON                      | 13,54                 |
| 57.2.  | SKLEP                       | 4,2                   |



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INTERNATIONAL REAL ESTATE

Na Pevštině 2, 110 00 Praha 1, Česká republika, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

m2realestate