



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	71 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Parking space is at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28658

This spacious apartment with a balcony is part of a modern residence 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.

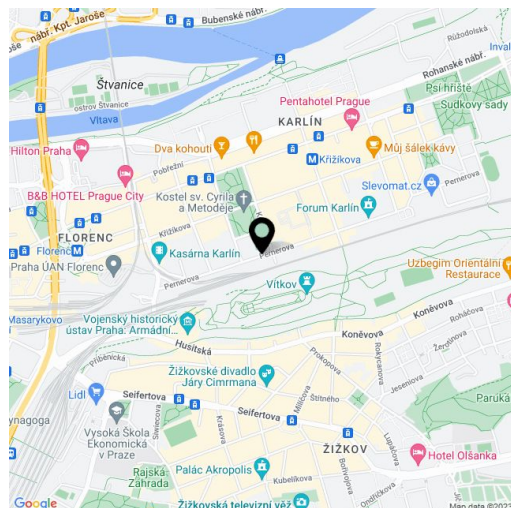
The apartment on the 6th floor, set in a building with a preparation for a reception and security, features a spacious living room with a kitchen and the entrance to an **east-facing balcony**. There is also a bedroom, a bathroom, a separate toilet, a walk-in wardrobe, and an entrance hall.

The three types of interior standards (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, the client may suggest changes. **The purchase price includes a cellar, a parking space is at an extra cost.**

The dynamically developing district of Karlín has many of the same elements found in major 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, and so getting to the city center is easy, fast, and convenient (just a few minutes).

Final inspection is planned for 2Q 2020.

Interior 61.8 m<sup>2</sup>, balcony 9.62 m<sup>2</sup>, cellar 5.43 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 7.6. 2+KK | 7NP

Č.M.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
7.6.1	PŘEDSÍŇ	3.54
7.6.2	OBYTNÝ PROSTOR + KK	29.71
7.6.3	LOŽNICE	13.96
7.6.4	KOUPELNA+WC	5.22
7.6.5	ŠATNA	3.82
7.6.6	WC	1.33
	OSTATNÍ PLOCHY A PŘÍČKY	4.22
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>61.8</b>
7.6.10	BALKON	9.62
57.6.	SKLEP	5.45



1:100



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