



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	105 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28659

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

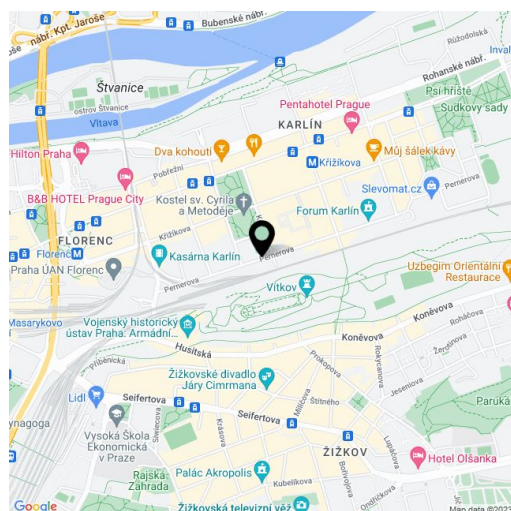
The apartment on the 3rd floor, in a building with a preparation for a reception and security, features a spacious living room with a kitchen and a west-facing loggia. There are also 2 bedrooms with access to the balcony, a bathroom, a separate toilet, and an entrance hall.

The three types of interior standards offered (CITY/STYLE/PREMIUM) include, for example, **hardwood three-layer oak floors**, large-format tiles, large windows, high-quality bathroom sanitary facilities and fittings, an alarm, and a security door and videophone. Currently, clients can request changes to be made. **The purchase price includes a cellar, and a parking space is available at an extra cost.**

The dynamically developing neighborhood of Karlín boasts trends that can also be found in other major European cities. The area has 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 December 2019.

Interior 91.8 m<sup>2</sup>, loggia 7.17 m<sup>2</sup>, balcony 6.94 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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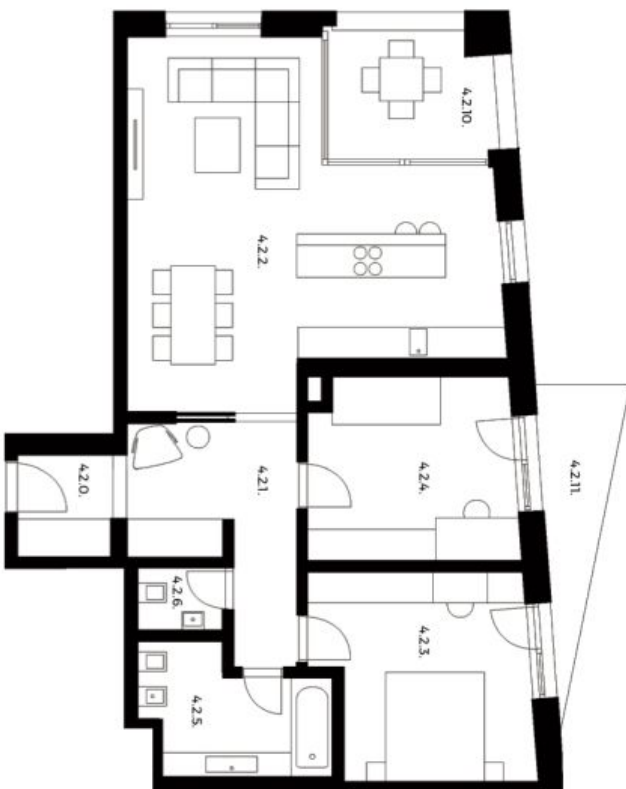
## PRAGA Residence

### BYT 4.2. 3+KK | 4 NP

Č.M.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
4.2.0.	PŘEDSÍŇ	3,48
4.2.1.	HALA	10,37
4.2.2.	OBYTNÝ PROSTOR + KK	35,84
4.2.3.	LOŽNICE	14,69
4.2.4.	LOŽNICE	12,76
4.2.5.	KOUPELNA+WC	7,14
4.2.6.	WC	1,92
	OSTATNÍ PLOCHY A PŘÍČKY	5,59
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>91,8</b>
4.2.10.	LODŽIE	7,17
4.2.11.	BALKÓN	6,94
54.2.	SKLEP	3,53



1:100



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