



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	53 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28660

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.

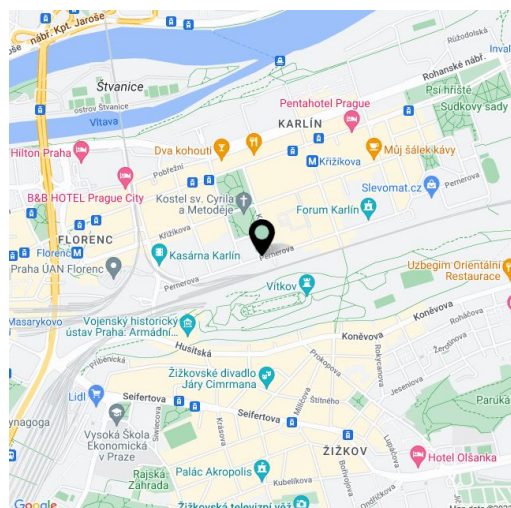
The apartment on the 3th floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen, a bedroom with the entrance to the west-facing loggia, a bathroom and an entrance hall.

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 47.5 m<sup>2</sup>, loggia 5.13 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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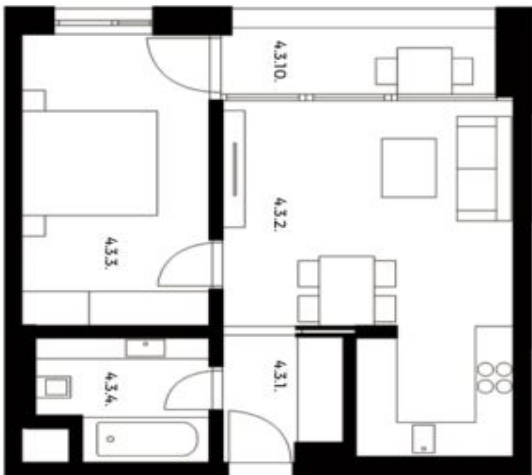
Sold

# PRAGA

Rezidence

## BYT 4.3. 2+KK | 4 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
4.3.1.	PŘEDSÍN	3.72
4.3.2.	OBYTNÝ PROSTOR + KK	22.12
4.3.3.	LOŽNICE	14.03
4.3.4.	KOUPELNA+WC	5.16
	OSTATNÍ PLOCHY A PŘÍČKY	2.48
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>47.5</b>
4.3.10.	LODŽIE	5.13
5.4.3.	SKLEP	3.55



1:100

\* Celková plocha bytu (včetně balkonů, lodžie, teras, vstupu) vzhledem k platným právním předpisům činí 50,02 (0,5131) m<sup>2</sup>. Ostatní plochy jsou včleněny do celkové plochy bytu. Plocha sklepa je včleněna do celkové plochy bytu. Všechny údaje jsou orientační a nejsou závazné. Pro více informací kontaktujte makléře.

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