



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	94 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28664

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 2nd floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen and west-facing loggia. There are also 2 bedrooms, a bathroom, 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 **Křížkova 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 86 m<sup>2</sup>, loggia 7.66 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 3.4. 3+KK | 3 NP

ČM.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
3.4.0.	PŘEDSÍŇ	4,87
3.4.1.	CHODBA	10,7
3.4.2.	OBYTNÝ PROSTOR + KK	31,06
3.4.3.	LOŽNICE	13,91
3.4.4.	LOŽNICE	11,98
3.4.5.	KOUPELNA+WC	6,41
3.4.6.	WC	1,77
	OSTATNÍ PLOCHY A PŘÍČKY	5,3
3.4.10.	CELKOVÁ PLOCHA BYTU*	86
3.4.10.	LODŽIE	7,66
3.4.	SKLEP	3,53



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