



# Office space

Prague 8, Karlín, Pernerova

Sold



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Available area	17 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	28693

This commercial unit 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.

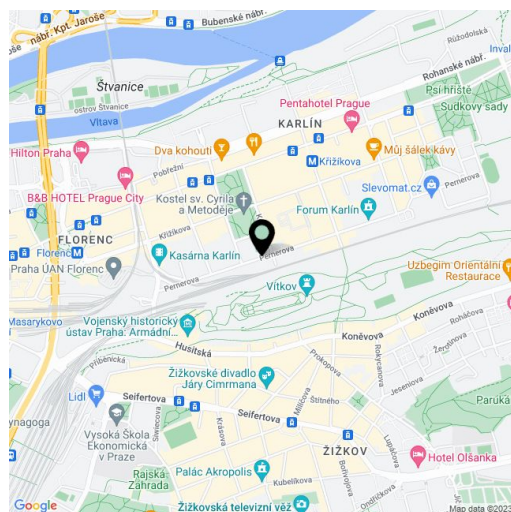
The unit on the 1st floor, set in a building with preparation for reception and security, features a north-facing room and toilet.

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 16.9 m<sup>2</sup>, cellar 3.53 m<sup>2</sup>.



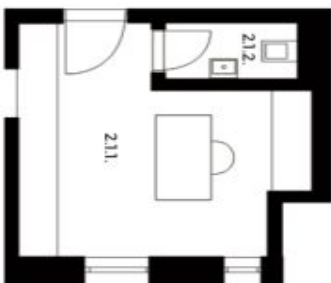


# PRAGA

Residence

## JEDNOTKA 2.1. 2+KK | 2 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
2.1.1.	NEBYTOVÝ PROSTOR	14,22
2.1.2.	WC	1,24
	OSTATNÍ PLOCHY A PŘÍČKY	1,43
	CELKOVÁ PLOCHA JEDNOTKY*	16,9
S2.1.	SKLEP	3,53



1:100

\* Celková plocha této jednotky včetně podlahové plochy této jednotky vypočteno do patřičné výměry vzhledem k platnosti územního rozhodnutí č. 000/2013/SÚM  
vlastní vymezení jednotky pro účely této jednotky a vzhledem k tomu, že se jedná o jednotku, která je součástí celkové výměry, která je specifikována ve výměrě

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