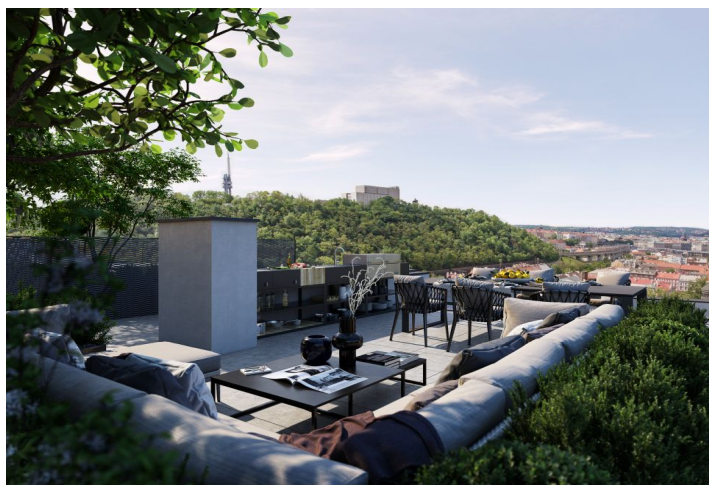




Apartment Three-bedroom (4+kk)

Ask for price

137 m², Prague 8, Karlín, Pernerova





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137 m², Prague 8, Karlín, Pernerova

Total area	178 m ²
Floor area*	137 m ²
Terrace	41 m ²
Loggia	9 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34501

The unique three-story penthouse is the perfect answer to the question of how to find a compromise between a city apartment and a home with plenty of free space both indoors and outdoors. The imaginary icing on the cake will be the opportunity to enjoy views of the metropolis from the rooftop terrace. And even from the pool. The offered penthouse is one of the last two free units of this type in the Praga Residence complex, which is currently being built in the popular Karlín neighborhood right next to a park.

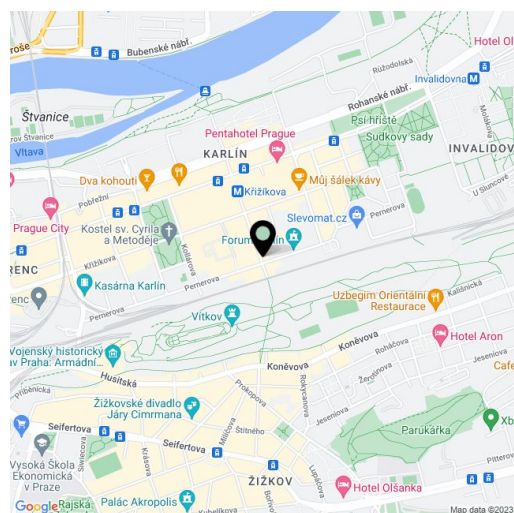
As soon as you enter the unit on the 8th floor, you will get to an airy and bright space with **unique views** of the treetops and rooftops of hundred-spired Prague. Large-format floor-to-ceiling windows let in plenty of daylight, allowing the sun's rays to play with the shadows. The feeling of complete freedom is enhanced by the spacious living room connected to the kitchen and dining room from where you can enter the **loggia**. Upstairs, there is a private zone with a master bedroom with an en-suite bathroom, 2 more bedrooms, and a **east-facing terrace** where you can relax in complete privacy. On the top floor, more than 20 meters above the ground, there is a **rooftop terrace** with a summer kitchen and a seating area. Only the residents of 6 penthouses will have access to the **private pool** with views that you will never get tired of.

The apartment is offered in the condition **without the final surfaces**. Fitting includes large-format aluminium windows, a security door. The purchase price includes a cellar; there is a possibility to buy 1 or 2 parking spaces. The residence will have a private **park**.

The dynamically developing district of Karlín shares many elements with major European cities. The area boasts 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, and so getting to the city center is easy, fast, and convenient (just a few minutes).

Final approval inspection.

Floor area 137 m², loggia 8.5 m², terraces 8.8 m² and 40.6 m², cellar 5.93 m².



* 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

PENTHOUSE 9.6. 4KK (1KK+3) | 9NP C

Č.M.	NAZEV MÍSTNOSTI	PLOCHA M ²
9.6.11.	CHODBA-SCHODIŠTĚ	7,41
9.6.12.	KOUPELNA+WC	6,69
9.6.13.	KOUPELNA+WC	4,6
9.6.14.	LOŽNICE	14,06
9.6.15.	LOŽNICE	11,97
9.6.16.	LOŽNICE	16,69
	OSTATNÍ PLOCHY A PŘÍČKY	8,18
	CELKOVÁ PLOCHA BYTU*	137
9.6.20.	TERASA	8,8
9.6.	SKLEP	5,93



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Na Pevštině 2, 110 00 Praha 1, Česká republika, +420 257 328 281, +420 257 327 032, info@svoboda-williams.com

m2realestate



Apartment Three-bedroom (4+kk)

137 m², Prague 8, Karlín, Pernerova

Ask for price

PRAGA

Residence

PENTHOUSE 9.6. 4KK (1KK+3) | 9 NP

Č.M.	NAZEV MÍSTNOSTI	PLOCHA M ²
9.6.1.	PŘEDSÍNÍ	6.38
9.6.2.	OBYTNÝ PROSTOR + KK	55.57
9.6.3.	WC	2.27
9.6.4.	KOMORA	3.18
9.6.10.	LODŽIE	8.5



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Apartment Three-bedroom (4+kk)

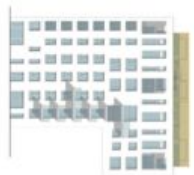
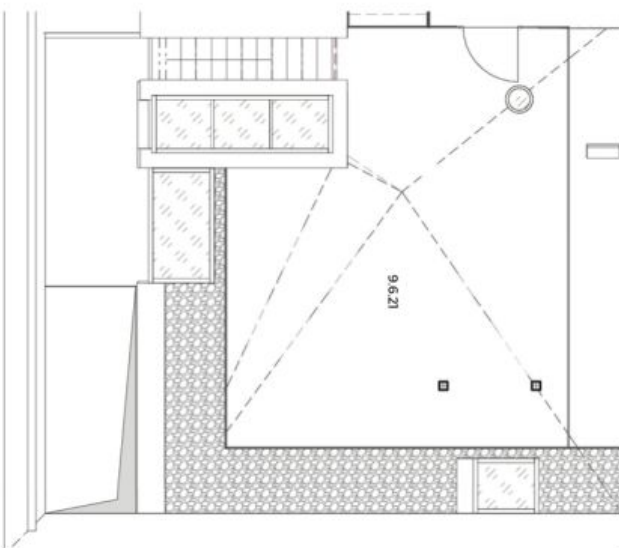
137 m², Prague 8, Karlín, Pernerova

Ask for price

PRAGA Residence

PENTHOUSE 9.6.S. 4KK (1KK+3)

Č.M.	NAZEV MÍSTNOSTI	PLOCHA M ²
9.6.21	STŘECHA	40,6



1:100

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