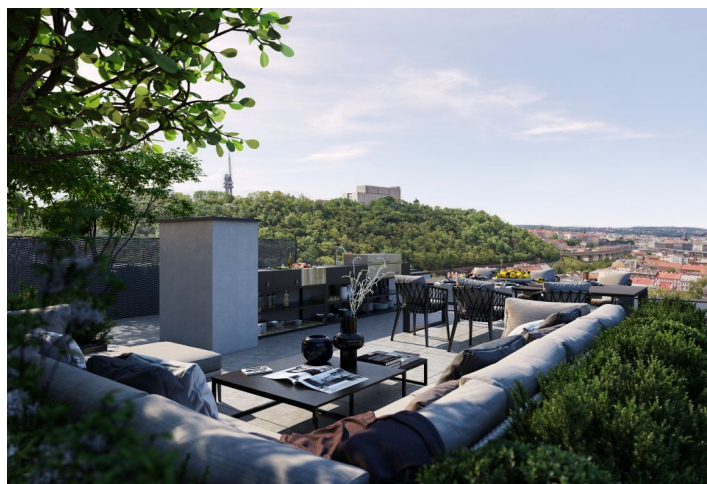




## Apartment Two-bedroom (3+kk)

Sold

107.6 m<sup>2</sup>, Praha 8, Karlín, Pernerova





## Apartment Two-bedroom (3+kk)

**Sold**107.6 m<sup>2</sup>, Praha 8, Karlín, Pernerova

Total area	145 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34779

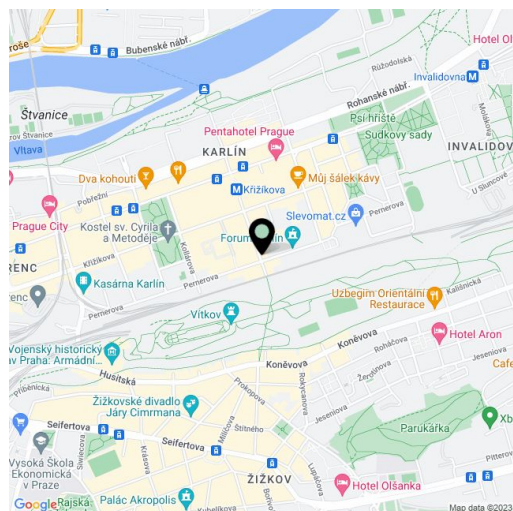
This spacious maisonette with a loggia and terrace is part of a modern residence, which is located near the center in the sought-after district of Karlín, on the edge of a park and a short walk from a metro station and tram stops. The terrace of the apartment - high above city traffic - provides an amazing view of Prague's main landmarks, which are even more beautiful in the setting sun.

The lower level (8th floor) of the apartment, set in a building with 24-hour reception and security, features a spacious living room with a kitchen, a loggia and a staircase, a guest bedroom with an en-suite bathroom, an entrance hall and a utility room. The upper floor consists of a master bedroom with ensuite bathroom, another 2 bedrooms with an adjoining west terrace, a staircase and a 3rd bathroom.

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 covered parking space and a cellar.**

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).

Interior m<sup>2</sup>, loggia m<sup>2</sup>, terraces m<sup>2</sup> and m<sup>2</sup>, cellar 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.