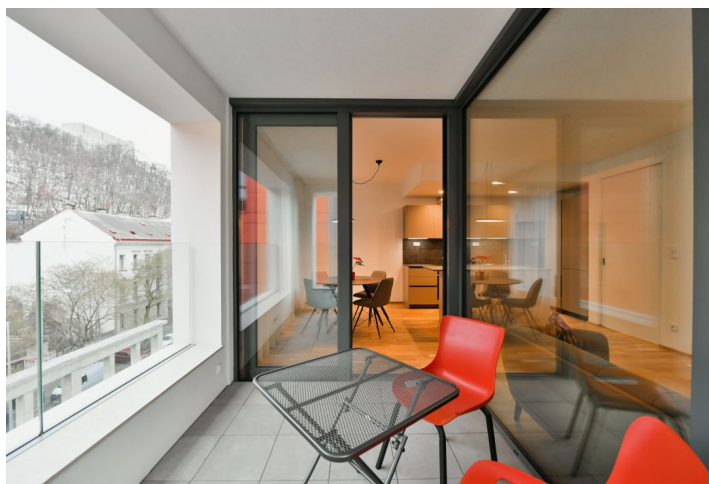




Apartment Two-bedroom (3+kk)

Rented

86 m², Prague 8, Karlín, Pernerova





Apartment Two-bedroom (3+kk)

Rented

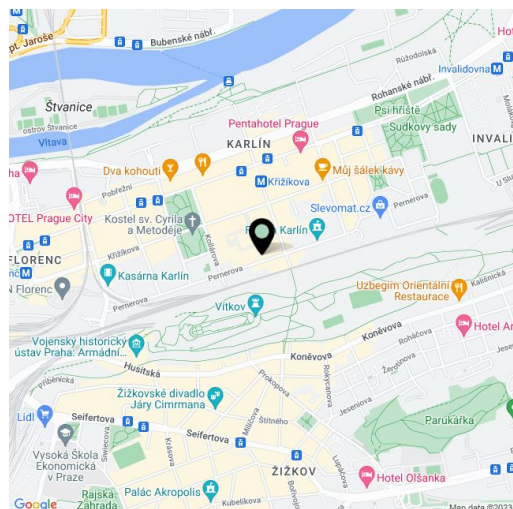
86 m², Prague 8, Karlín, Pernerova

| | |
|------------------|-------------------|
| Total area | 94 m ² |
| Floor area* | 86 m ² |
| Loggia | 8 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 37510 |
| Available from | Immediately |

Benefiting from an enclosed balcony, this brand new, completely furnished 2-bedroom apartment is on the 4th floor in the new Praga Residence multipurpose complex with garage parking and a private garden. Set on the site of the former Praga car repair shop, in the highly sought after vibrant neighborhood of Karlín under the Vítkov Hill Park, with full amenities in the area and very quick connections to the city center, just steps from a tram stop and the Křižíkova metro station. Local amenities include lots of green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The interior features an **air-conditioned** living room with a fully fitted open plan kitchen and an **enclosed balcony** offering park views, two separate bedrooms facing the green courtyard, and a bathroom including a bathtub, a bidet and a toilet. There is an additional guest toilet, and an entrance hall with built-in wardrobes.

Quality equipment, **hardwood parquet floors**, large format tiles, security entry door, central underfloor heating, washing machine, dishwasher, induction cooktop, video entry phone, **cellar**, lift. A **garage parking** space is included. Monthly deposit for service charges and utilities is billed separately. Available from December 15, 2020.



* 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.



Apartment Two-bedroom (3+kk)

86 m², Prague 8, Karlín, Pernerova

Rented

PRAGA

Residence

BYT 5.4. 3+KK | 5NP

| Č. M. | NÁZEV MÍSTNOSTI | PLOCHA M ² |
|---------|-----------------------------|-----------------------|
| S.4.0. | PŘEDSÍŇ | 4,53 |
| S.4.1. | HALA | 10,7 |
| S.4.2. | OBÝTNÍ PROSTOR + KK | 31,06 |
| S.4.3. | LOŽNICE | 13,72 |
| S.4.4. | LOŽNICE | 11,98 |
| S.4.5. | KOUPELNA-WC | 6,3 |
| S.4.6. | WC | 1,77 |
| | OSTATNÍ PLOCHY A PŘÍČKY | 5,54 |
| | CELKOVÁ PLOCHA BYTU* | 85,6 |
| S.4.10. | LODŽIE | 7,66 |
| S.4. | SKLEP | 3,54 |



* Celková plocha bytu (převládající podlahová plocha) podle ÚPN, včetně plochy pro vstupní a výstupní schodiště a balkonů (výhledově 85,63 m²)



1:100