



## Apartment One-bedroom (2+kk)

€ 1 393 | CZK 35 000

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





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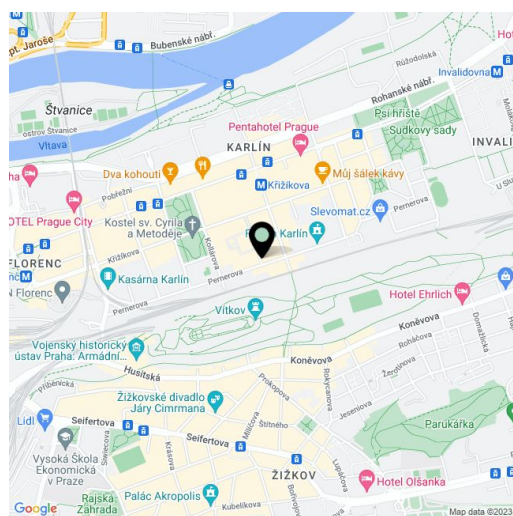
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Total area	73 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for service charges, water, and heating CZK 4,800/person, in the case of 2 persons CZK 5,300. Electricity is billed separately.
PENB	B
Reference number	37511
Available from	01.02.2025

Benefiting from an 11 m<sup>2</sup> balcony, this completely furnished apartment is on the 4th floor of the 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 Vítkov Hill Park, with full amenities in the area and very quick connections to the city center, mere steps from a tram stop and the Křižíkova metro station. Local amenities include plenty 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, one bedroom, a **large fitted walk-in closet**, a bathroom including a bathtub and toilet, and an entrance hall with a built-in wardrobe. Both main rooms offer access to a shared **balcony** facing the green courtyard.

Quality equipment, **hardwood parquet floors**, large-format tiles, security entry door, automatic external blinds, central underfloor heating, washing machine, dishwasher, induction cooktop, video entry phone, **cellar**, elevator. A **garage parking** space is included.



\* 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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Rezidence

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
5.S.1.	PŘEDSÍŇ	5,19
5.S.2.	OBYTNÝ PROSTOR + KK	27,48
5.S.3.	LOŽNICE	14,13
5.S.4.	KOUPELNA+WC	5,77
5.S.5.	ŠATNA	6,16
	OSTATNÍ PLOCHY A PŘÍČKY	3,37
	CELKOVÁ PLOCHA JEDNOTKY*	62,1
5.S.10.	BALKON	10,65
5.S.5.	SKLEP	3,54



PERNEROVA UL.



1:100

