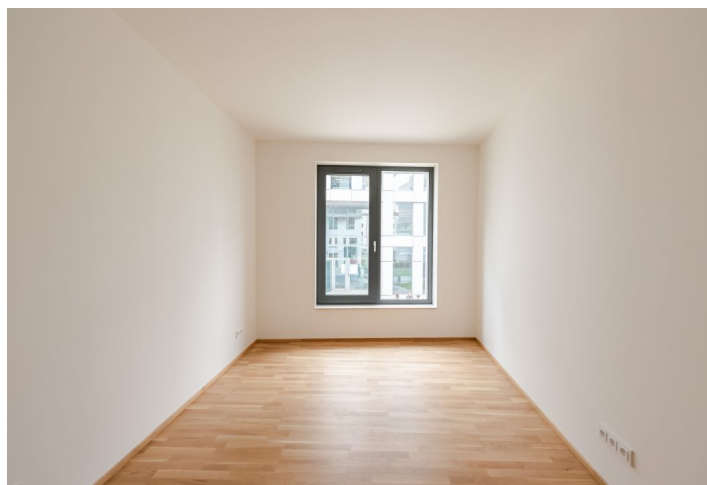




Apartment One-bedroom (2+kk)

Sold

52 m², Prague 8, Karlín, Pernerova





Apartment One-bedroom (2+kk)

Sold52 m², Prague 8, Karlín, Pernerova

Total area	52 m ²
Parking	555 000
Garage	Yes
Cellar	Yes
Service price	4 727 CZK monthly
PENB	B
Reference number	38022

This new, potentially investment property apartment is part of the recently completed PRAGA Residence project set in trendy Karlín at the foot of wooded Vítkov Hill. The city center is just a few minutes away by metro, tram, or bike.

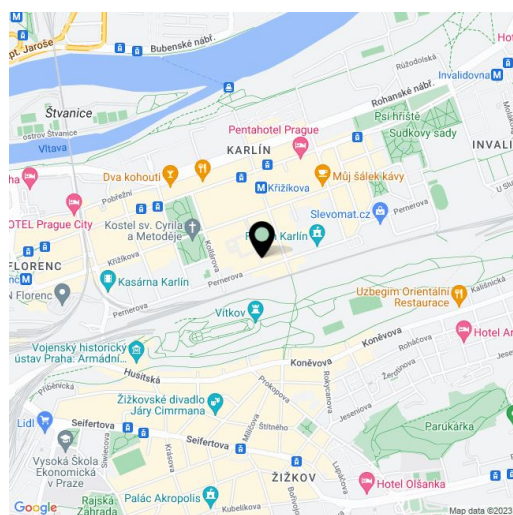
This west-facing apartment on the 2nd floor consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (bathtub, sink, toilet), and a hallway.

Amenities include **hardwood three-layer oak floors**, large-format tiles, large-format aluminum windows, high-quality bathroom fixtures and fittings, security doors, and a videophone. The purchase price includes a **cellar and a garage parking space**.

The Křižíkova metro station and tram stop are a **5-minute walk** away, as is **Karlínské náměstí Square** with a landscaped park. There are many bistros, cafes, restaurants, shops, pharmacies, ATMs, schools of all levels, and a House of Children and Youth nearby. The **Forum Karlín** multicultural space, which organizes a wide range of cultural events, is close-by. A **bike path** passes right by the residence, allowing you to get to the center very easily by bike. The **large landscaped park** on Vítkov Hill makes the neighborhood an even more pleasant place to live.

Interior 52 m², cellar 4.4 m².

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



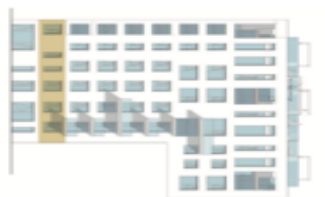
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment One-bedroom (2+kk)

52 m², Prague 8, Karlín, Pernerova

Sold



PERNEROVA UL.

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M ²
2.2.1.	PŘEDSÍŇ	7,84
2.2.2.	OBYTNÝ PROSTOR + KK	22,25
2.2.3.	LOŽNICE	13,87
2.2.4.	KOUPELNA+WC	5,44
	OSTATNÍ PLOCHY A PŘÍČKY	2,61
	CELKOVÁ PLOCHA JEDNOTKY*	52
SZ.2.	SKLEP	4,4

JEDNOTKA 2.2. 2+KK | 2NP



1:100

