



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	103 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	1 100 000
Garage	Yes
Cellar	Yes
Service price	7 514 CZK monthly
PENB	B
Reference number	38122

This brand-new, bright air-conditioned apartment with premium equipment and finishes comes with a southwest-facing loggia and 2 garage parking spaces. Located in the recently completed PRAGA Residence in trendy Karlín at the foot of wooded Vítkov hill, it can be reached by subway, tram, or bike from the city center in just a few minutes.

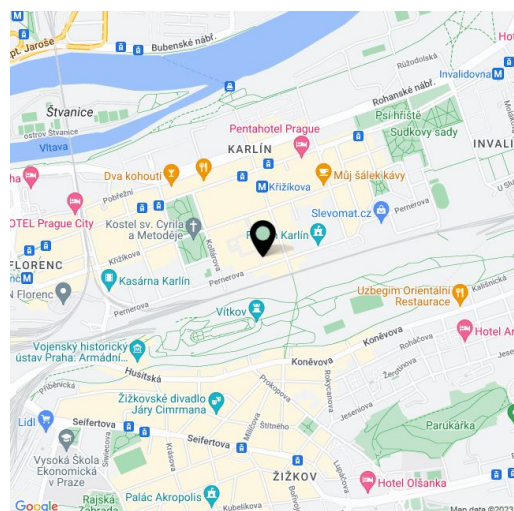
The layout of the unit on the 5th floor consists of a living room connected to a kitchen, a dining room, and **covered loggia**, 2 west-facing bedrooms (15 sq. m. and 16 sq. m.), a bathroom with a bathtub and walk-in shower, a separate toilet, and a hallway.

Its high-standard **equipment includes** windows with **aluminum frames** and heat-insulating glass, security entrance doors, **heated wooden floors**, a **built-in cooling system**, Laufen, Riho, and Kaldewei sanitary ware, glass railings on the loggia, a smart home system, and central heating. The purchase price includes a **Scavolini kitchen** with built-in **Siemens appliances** (electric and microwave oven, induction hob, dishwasher, refrigerator with a freezer), a built-in Faber hood, and a stylish Blanco sink. The purchase price includes **1 garage parking spaces** (with a preparation for an electric car charging station) and a **cellar**. **The second garage parking space is for extra cost CZK 550,000.**

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.

Floor area 96.7 m<sup>2</sup>, loggia 6.7 m<sup>2</sup>, cellar 4.21 m<sup>2</sup>.

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.



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## BYT 5.2. 3+KK | 5NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
5.2.0.	PŘEDSÍŇ	3,48
5.2.1.	HALA	11,78
5.2.2.	OBYTNÝ PROSTOR + KK	36,01
5.2.3.	LOŽNICE	14,64
5.2.4.	LOŽNICE	16,39
5.2.5.	KOUPELNA+WC	6,99
5.2.6.	WC	1,92
	OSTATNÍ PLOCHY A PŘÍČKY	5,49
5.2.10.	LODŽIE	7,17
5.2.	SKLEP	4,21



1:100

