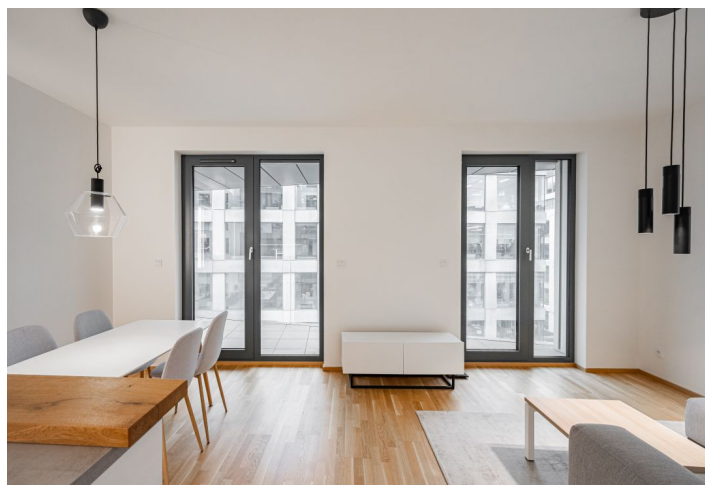
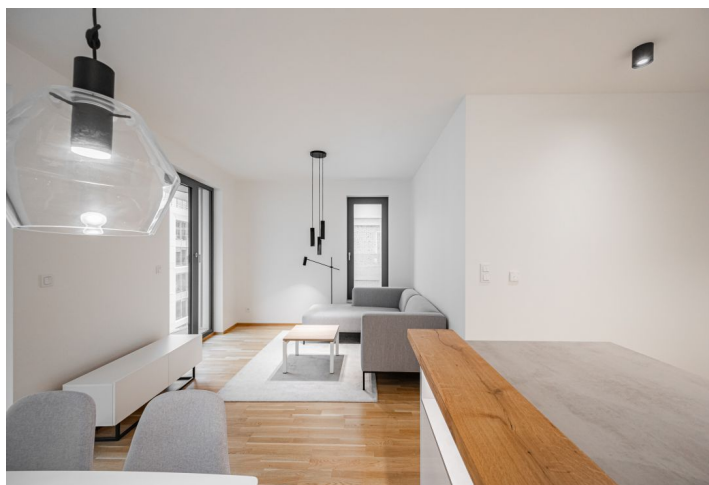
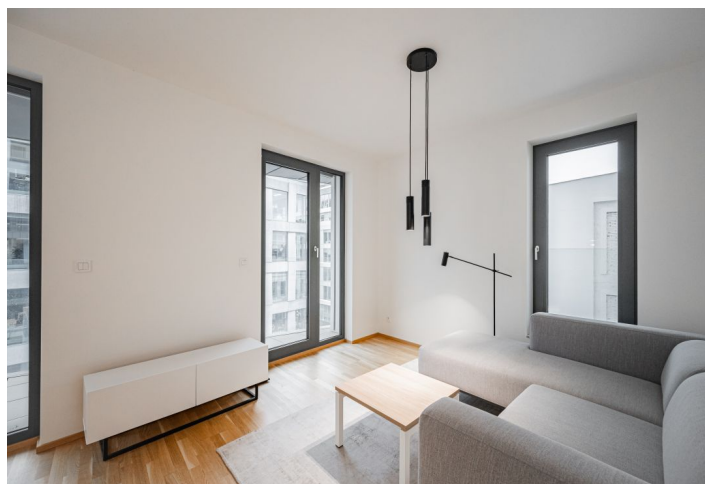




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

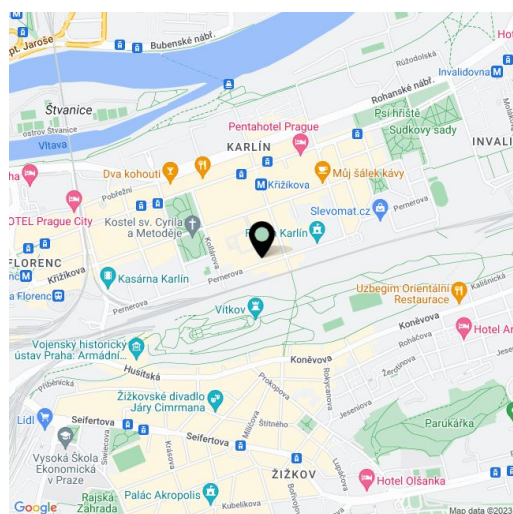
55.3 m<sup>2</sup>, Prague 8, Karlín, Pernerova

Total area	62 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,000. Electricity is billed separately.
PENB	B
Reference number	38519
Available from	Immediately

Benefiting from a balcony, this furnished apartment is on the 4th floor of 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 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 Křížkova metro station. Local amenities include green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The interior features a living room with a fully fitted open plan kitchen and access to the balcony, a bedroom with built-in wardrobes, a shower bathroom with a toilet, a walk-in closet/storage room, and an entrance hall.

Hardwood floors, tiles, security entry door, central heating, washing machine, dryer, 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.



# Apartment One-bedroom (2+kk)

Rented

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

# PRAGA

Residence

**2+KK | 5 NP**

Č. M.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
511	PŘEDSÍN	2,72
512	CHODBA	3,29
513	OBYTNÝ PROSTOR + KK	25,22
514	LOŽNICE	12,52
515	KOUPELNA+W.C	4,32
516	KOMORA	2,61
	OSTATNÍ PLOCHY A PŘÍKRY	4,62
	<b>CELKOVÁ PLOCHA JEDNOTKY*</b>	<b>55,3</b>
5120	BALKON	7,38
551	SKLEP	3,68

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

\* Celková plocha vč. balkonů a ostatních ploch, které nejsou součástí výměry, ale jsou součástí výměry celkové plochy jednotky. Celková plocha vč. balkonů a ostatních ploch, které nejsou součástí výměry, ale jsou součástí výměry celkové plochy jednotky. Celková plocha vč. balkonů a ostatních ploch, které nejsou součástí výměry, ale jsou součástí výměry celkové plochy jednotky.

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