



## Apartment Three-bedroom (4+kk)

Rented

156 m<sup>2</sup>, Praha 8, Karlín, Pernerova





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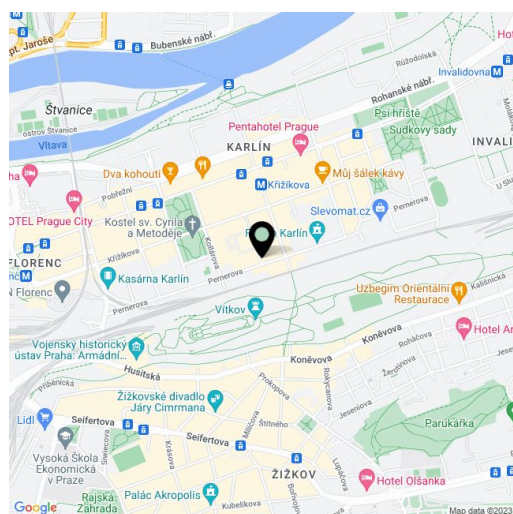
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Total area	169 m <sup>2</sup>
Floor area*	156 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, water, and garage maintenance, incl. deposit for electricity CZK 8,000.
PENB	B
Reference number	38819
Available from	Immediately

Benefiting from a 13 m<sup>2</sup> enclosed balcony, this brand new semi-furnished, fully air-conditioned apartment with 2 bathrooms is on the 6th 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, just steps from a tram stop and the Křižíkova 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 **enclosed balcony**, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), a fitted **walk-in closet** with access to two bedrooms, a family bathroom (bathtub, bidet, toilet), a utility room, an additional separate toilet, and an entrance hall.

Top standard equipment and finishes, **air-conditioning, hardwood floors, tiles**, ample built-in wardrobes and storage, security entry door, ethanol fireplace, central underfloor heating, **Miele** appliances, washing machine, dryer, dishwasher, induction cooktop, microwave oven, kitchenware, video entry phone, **cellar**, elevator. **Two garage parking spaces** are included. A socket in the garage for recharging an electric car. Available from July 2024, maybe earlier upon agreement.



\* 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.