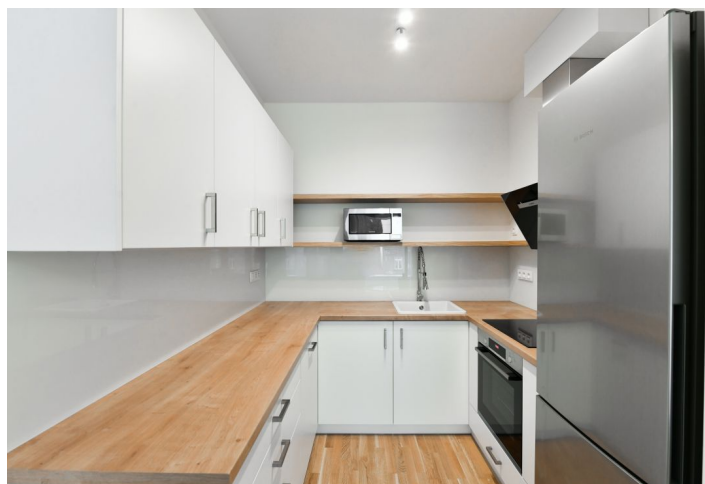




## Apartment One-bedroom (2+kk)

Rented

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





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Rented

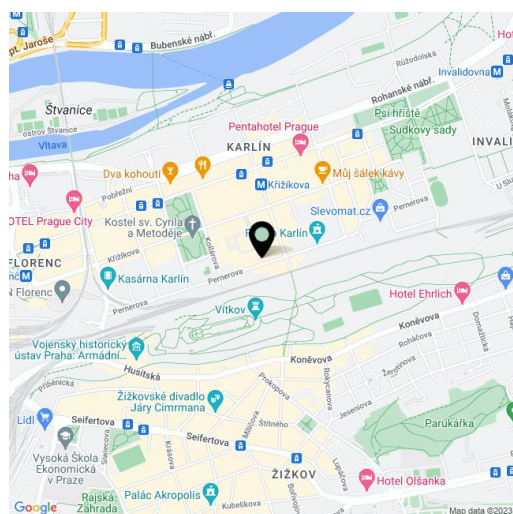
48 m<sup>2</sup>, Prague 8, Karlín, Pernerova

Total area	53 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and garage maintenance: CZK 5,700. Electricity is billed separately.
PENB	B
Reference number	38821
Available from	Immediately

Benefiting from an enclosed balcony, this completely furnished apartment is on the 5th floor of the recently built 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 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, a bedroom with built-in wardrobes, a bathroom (bathtub, toilet), and an entrance hall with built-in storage. Offering partial views of green Vítkov Hill, the **enclosed balcony** is accessible from both main rooms.

**Hardwood floors**, tiles, security entry door, central heating, washer/dryer, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, elevator.



\* 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.