



## Apartment One-bedroom (2+kk)

Rented

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





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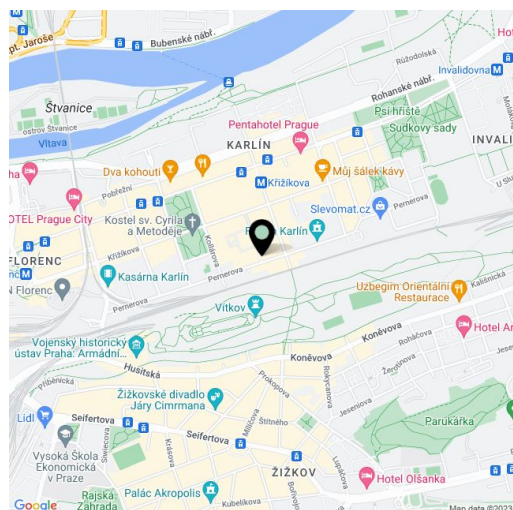
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Total area	53 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	39312
Available from	Immediately

This brand new air-conditioning 1-bedroom apartment with a balcony is on the 3rd floor in 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 the 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 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 a dining area, a bedroom with large built-in wardrobes, a bathroom including a spacious walk-in shower and a toilet, and an entrance hall with built-in wardrobes and storage. The **balcony** is accessible from both the living room and the bedroom.

**Air-conditioning, hardwood floors**, tiles, security entry door, central heating, dishwasher, **cellar**, lift. Monthly deposit for service charges, water and heating: CZK 4,000. Electricity is billed separately.



\* 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.