



## Apartment One-bedroom (2+kk)

Rented

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





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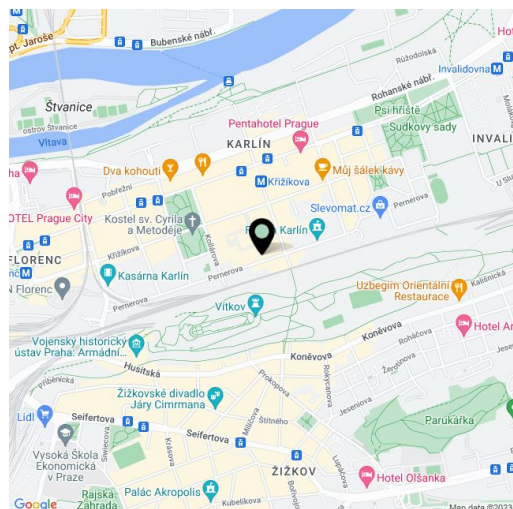
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Total area	67 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40589
Available from	Immediately

Benefiting from a balcony, this brand new, completely furnished 1-bedroom designer apartment is on the second floor of the new Praga Residence multipurpose complex with garage parking and a private landscaped 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 Křížkova metro station. Local amenities include green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The **stylish interior** features a living room with a fully fitted open plan kitchen and access to a **balcony** offering green views, a bedroom, a bathroom (walk-in shower, toilet), a fitted **walk-in closet**, and an entrance hall with built-in wardrobes.

**Hardwood and screed floors**, floor-to-ceiling windows, security entry door, built-in storage, central heating, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, elevator. A **garage parking** space is included. Monthly deposit for service charges, water, and heating: CZK 4,400. Electricity is billed separately (transferred to the tenant).



\* 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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POZN.: REALIZACE BUDE PROVEDENA DLE POHYBU PRO DOPROJEKOVÁNÍ ST. A. A. DLE VÝKRESU KONKRETNÍCH PRVKŮ. POKUD NENÍ NA VÝKRESU UVEDENO JINAK.  
POZN. 2: MŮŽÍ JSOU VZTAŽENY K HROBNĚM KONSTRUKČNÍM BEZ OMEZENÍ A OBRŮDÍ.

