



## Apartment Two-bedroom (3+kk)

Rented

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





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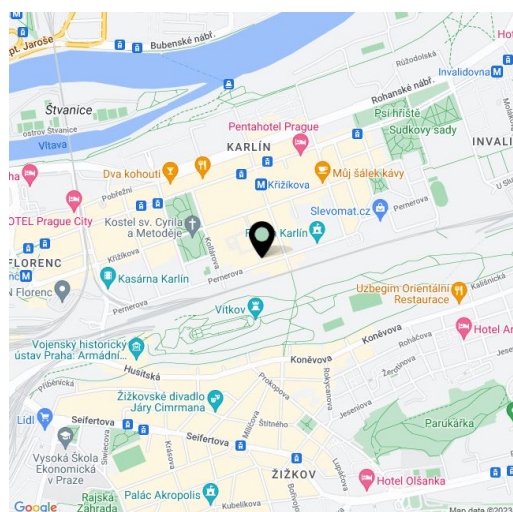
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Total area	109 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating CZK 6500. Electricity is billed separately.
PENB	B
Reference number	40726
Available from	30.11.2024

Benefiting from an enclosed balcony, this brand new, semi furnished 2-bedroom apartment is on the 7th 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 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**, 2 separate bedrooms, a bathroom including a bathtub and a toilet, an additional toilet with utility area, and an entrance hall.

**Hardwood floors**, tiles, **hardwood kitchen**, built-in wardrobes and storage space, central heating, washing machine, dryer, dishwasher, **cellar**. One garage parking space is included in the rent.



\* 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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## PRAGA Residence

**BYT 8.4. 3+KK | 8 NP**

Č.M.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
8.4.1.	PŘEDSÍŇ	4,67
8.4.2.	HALA	11,36
8.4.3.	OBYTNÝ PROSTOR + KK	38,97
8.4.4.	LOŽNICE	15,57
8.4.5.	LOŽNICE	14,82
8.4.6.	KOUPELNA-WC	6,76
8.4.7.	WC-KOMORA	3,53
	OSTATNÍ PLOCHY A PŘÍČKY	5,42
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>101,1</b>
8.4.20.	LODŽIE	7,67
8.4.	SKLEP	4,26



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