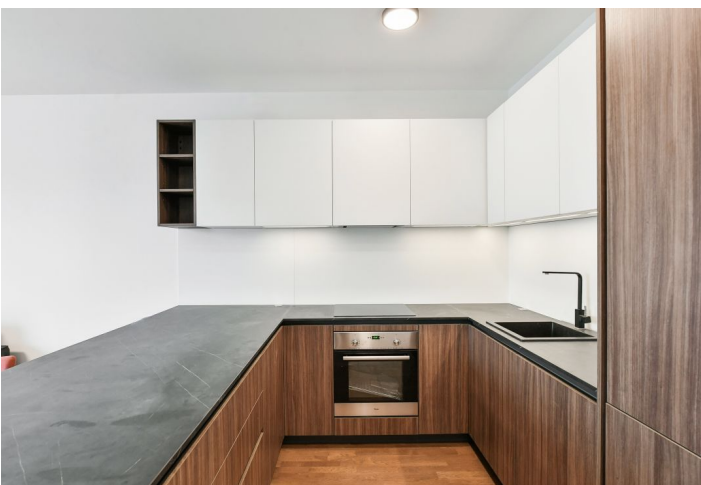
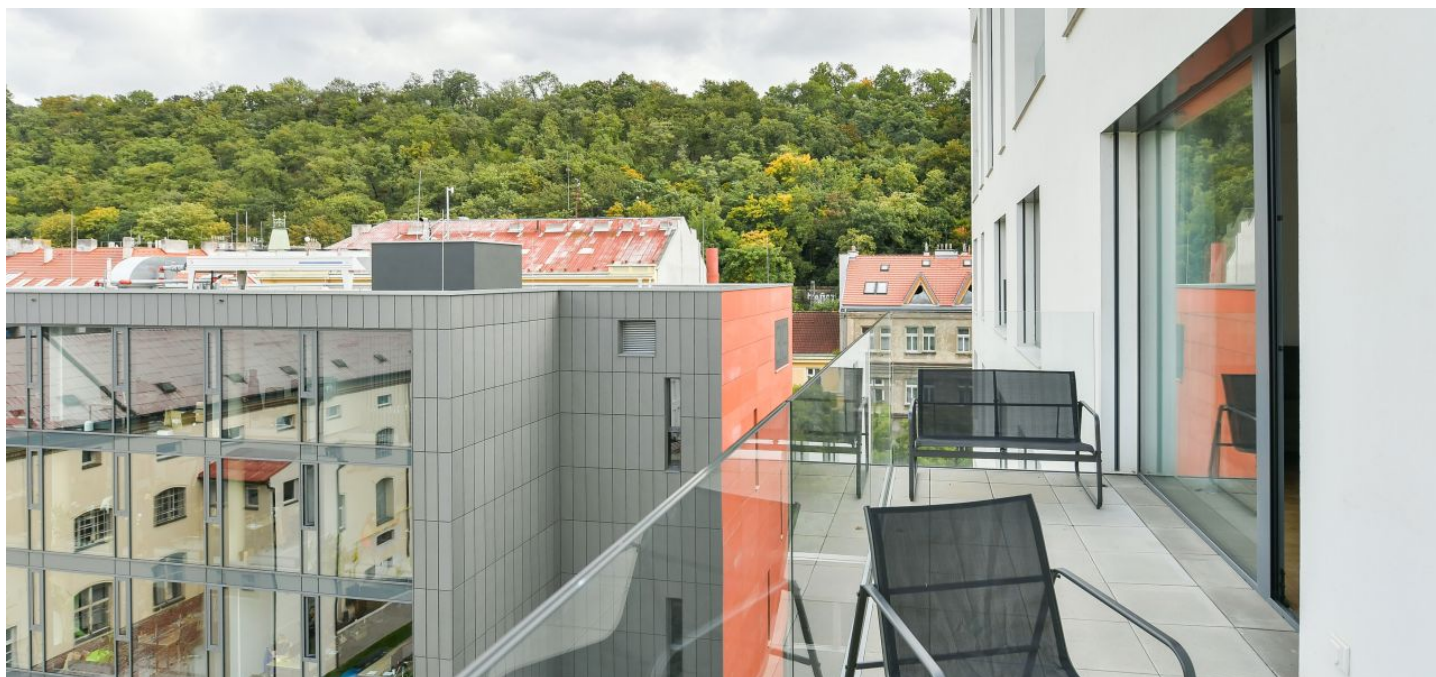




Apartment One-bedroom (2+kk)

Sold

69 m², Prague 8, Karlín, Pernerova





Apartment One-bedroom (2+kk)

Sold69 m², Prague 8, Karlín, Pernerova

Total area	78 m ²
Floor area*	69 m ²
Terrace	9 m ²
Parking	-
Cellar	-
PENB	B
Reference number	41230

This airy apartment with a spacious terrace, views of wooded Vítkov Hill, and a timeless interior furnished with new top-notch pieces is part of a modern secure residence, which was recently created in the wider city center in the sought-after district of Karlín, a short walk from a park and metro and tram stops.

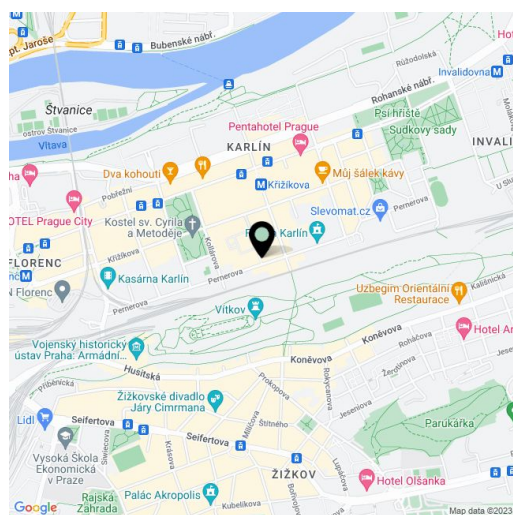
The apartment on the 8th floor of the building with **2 elevators** consists of a living room with a kitchen and an **east-facing balcony**, a bedroom with an en-suite bathroom, a separate toilet, an entrance hall, and a **large walk-in closet** with a preparation for a washer and dryer.

The residence was approved in 2020. Standards include **hardwood oak floors**, large-format tiles, **large aluminum windows** with thermal insulated panes, quality bathroom fixtures and fittings by **Riho, Laufen, Hansgrohe, and Kaldewei**, an alarm system, a security door, and a videophone. The **interior will be equipped with Italian designer furniture**, including a **Bonaldo sofa**, a **MIDJ table** and chairs, a **San Giacomo double bed** and **Cidori bedside tables**, and Italian curtains. The kitchen by the German brand **Beckermann** is equipped with Gorenje and Whirlpool appliances. The unit comes with a **cellar storage unit**.

The Karlín district, which impressively combines historic buildings with modern, daring projects, offers living with the same comforts and services as European capitals. Here you will find **landscaped greenery, cultural centers, shops, cozy cafes, bistros, and gourmet restaurants**. A **line B metro station** and the **Křížkova tram stop** are a **short walk** from the building and the ride to the center by public transport, car, scooter, or bicycle along a comfortable bike path takes only a few minutes.

Floor area 68.8 m², terrace 9.13 m², cellar 4.26 m².

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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.



Apartment One-bedroom (2+kk)

69 m², Prague 8, Karlín, Pernerova

Sold

PRAGA

Residence

BYT 8.5. 2+KK | 8 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M ²
8.5.1.	PŘEDSÍŇ	4,83
8.5.2.	OBYTNÝ PROSTOR + KK	30,58
8.5.3.	LOŽNICE	13,61
8.5.4.	ŠATNA	7,54
8.5.5.	KOUPELNA+WC	5,7
8.5.6.	WC	1,87
	OSTATNÍ PLOCHY A PŘÍČKY	4,67
	CELKOVÁ PLOCHA BYTU*	68,8
8.5.20.	BALKON	9,13
8.5.5.	SKLEP	4,26



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*Celková plocha bytu (včetně předstěn a podlahových ploch) při jednotkové spotřebě 0,12 kWh/m² (dle přílohy 1) 68,8 m². Ostatní plochy a příčky jsou vymezeny a vyčísleny v příloze 1. Plocha balkonů a sklepů je vymezena a vyčíslena v příloze 1. Plocha balkonů a sklepů je vymezena a vyčíslena v příloze 1. Plocha balkonů a sklepů je vymezena a vyčíslena v příloze 1.