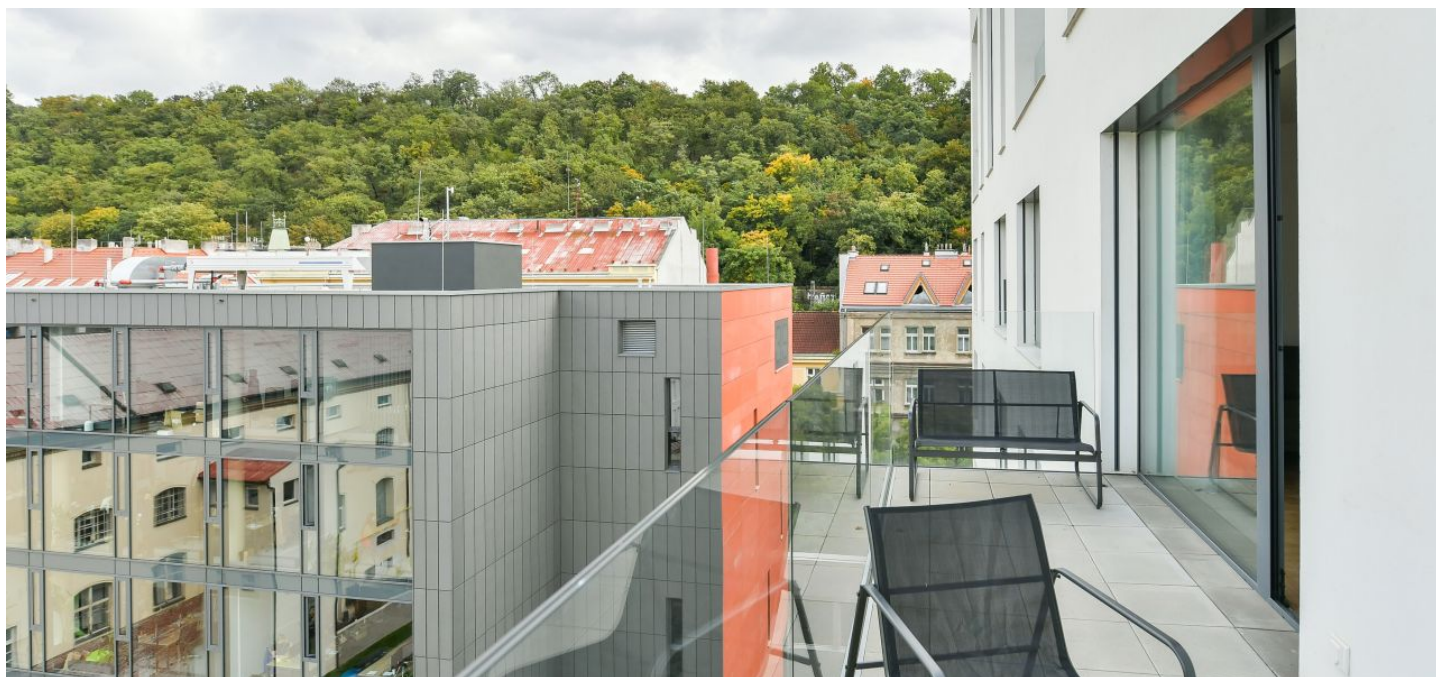




Apartment One-bedroom (2+kk)

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.

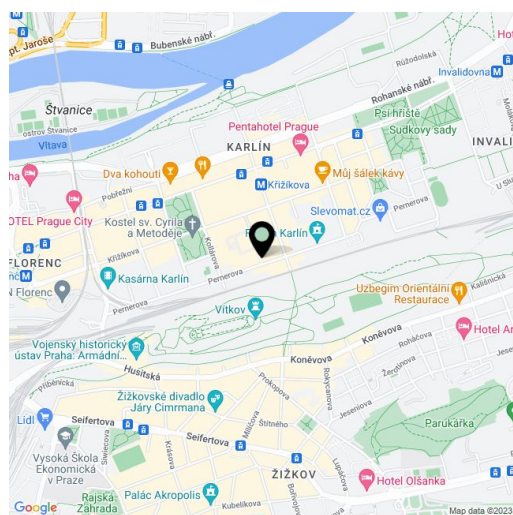
The apartment on the 8th floor of the building with **2 elevators** consists of a living room with a kitchen and an **east-facing balcony**, a bedroom with an en-suite bathroom, a separate toilet, an entrance hall, and a **large walk-in closet** with a preparation for a washer and dryer.

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 |
| 585. | SKLEP | 4,26 |



svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

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