



## Apartment Two-bedroom (3+kk)

Rented

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





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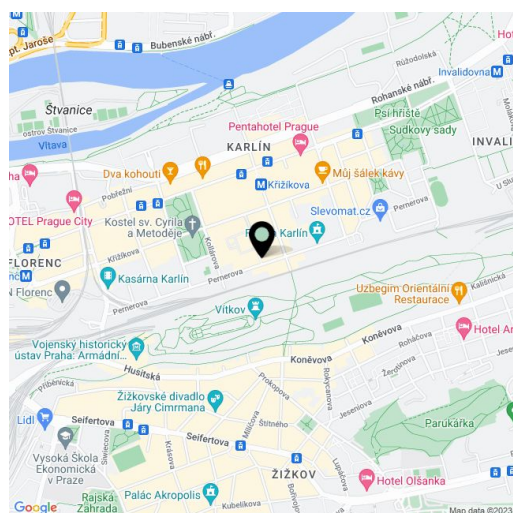
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Total area	106 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	42846
Available from	Immediately

Benefiting from a terrace and an enclosed balcony, this brand new furnished 2-bedroom apartment is situated on the 5th 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 Vítkov Hill Park, with full amenities in the area and very quick connections to the city center, mere 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.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with built-in wardrobes, a study/second bedroom, a bathroom including a walk-in shower and a bathtub, a separate toilet, and an entrance hall with built-in wardrobes. The **terrace** is accessible from both bedrooms.

**Air-conditioning, hardwood floors**, tiles, security entry door, automatic exterior blinds, underfloor heating, projector and a projection screen, custom-made kitchen, Miele induction cooktop, Siemens dishwasher and combination oven (electric/steam), Liebherr fridge/freezer and wine fridge, video entry phone, **cellar**. **Two garage parking spaces** are included. Monthly deposit for service charges, water, heating, and garage maintenance: CZK 6,500. 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.