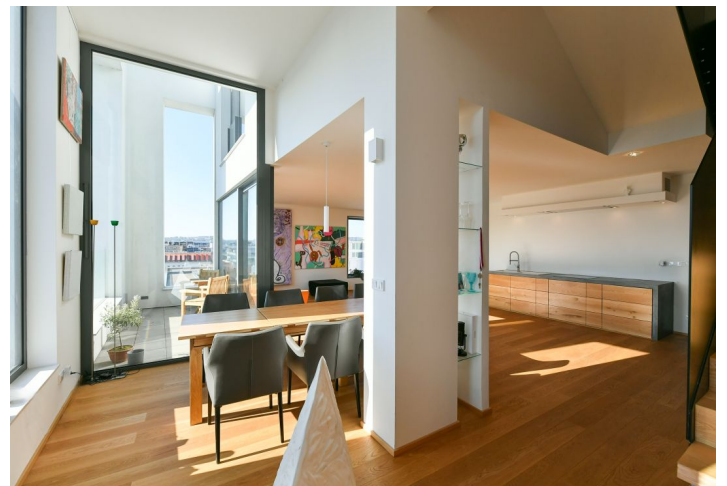
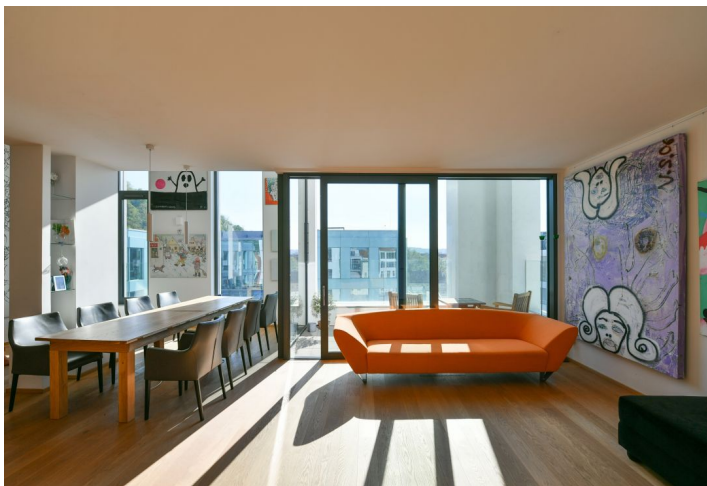


## Apartment Four-bedroom (5+kk)

Rented

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

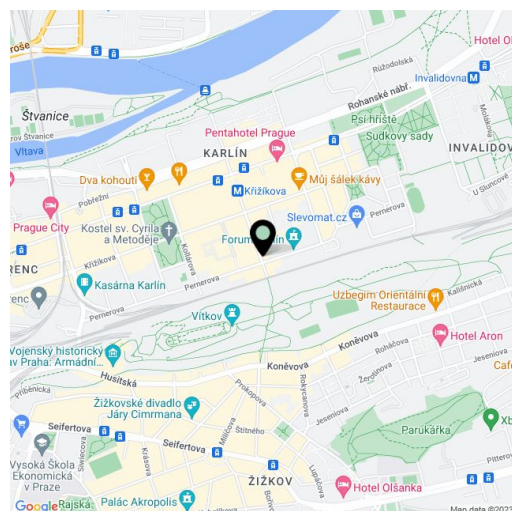


## Apartment Four-bedroom (5+kk)

Rented

191.3 m², Prague 8, Karlín, Pernerova

Total area	210 m²
Floor area*	191 m²
Terrace	9 m²
Loggia	10 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	4 m²
Service price	Monthly deposit for services, water, heating, and garage maintenance: CZK 12,000. Electricity is billed separately.
PENB	B
Reference number	101845
Available from	Immediately



\* 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.

Boasting an enclosed balcony, a terrace, a shared roof terrace with a pool and beautiful views, this semi furnished air-conditioned penthouse with 3 bathrooms is on the 8th floor of the 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, just steps from a tram stop and the Křižíkova metro station. Local amenities include plenty of green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The lower level of the apartment includes a living room with a fully fitted open plan kitchen and access to the enclosed balcony, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a utility room, a guest toilet, and an entrance hall. The upper floor offers a bedroom with an en-suite bathroom (walk-in shower, toilet), two bedrooms with terrace access, and a family bathroom (bathtub, bidet, toilet). There is a shared swimming pool on the roof terrace with panoramic views of Prague (shared by the top floor penthouses only).

Air-conditioning, oak floors, tiles, central heating, underfloor heating, dishwasher, induction cooktop, cellar, elevator. Two garage parking spaces are included.

# Apartment Four-bedroom (5+kk)

Rented

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

**SKK (2KK+3) | 9 NP**

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
9.1.1.	PŘEDSÍŇ	5.16
9.1.2.	OBYTNÝ PROSTOR + KK	66.1
9.1.3.	LOŽNICE	26.21
9.1.4.	KOUPELNA	4.13
9.1.5.	WC	2.04
9.1.6.	KOMORA	3.3
9.1.10.	LODŽIE	9.66





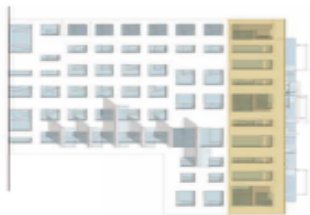
# Apartment Four-bedroom (5+kk)

Rented

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

**SKK (2KK+3) | 9NP C**

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
9.1.11.	CHODBA+SCHODIŠTĚ	17.03
9.1.12.	LOŽNICE	12.85
9.1.13.	LOŽNICE	13.82
9.1.14.	LOŽNICE	16.93
9.1.15.	KOUPELNA+WC	4.68
9.1.16.	KOUPELNA	6.89
	OSTATNÍ PLOCHY A PŘÍČKY	12.16
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>191.3</b>
9.1.20.	TERASA	9.05
9.1.	SKLEP	4.26



1:100

