

## Apartment One-bedroom (2+kk)

Sold

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



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Total area	52 m <sup>2</sup>
Parking	555 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28650

This spacious unit with is part of a modern residence, which is located near the center in the sought-after district of Karlín, on the edge of a park and a short walk from a metro station and tram stops.

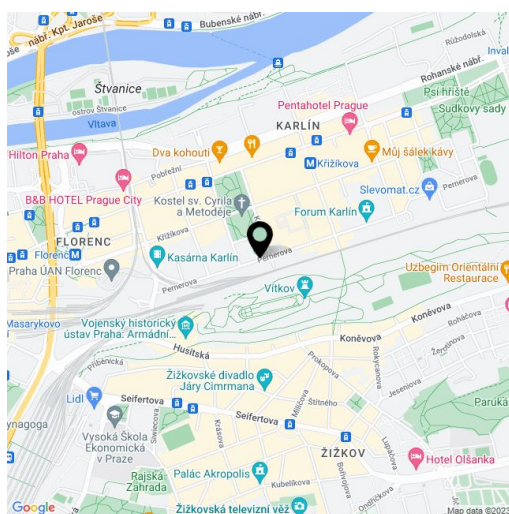
The unit on the 1st floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen, a bedroom, a bathroom and an entrance hall.

The three types of interior standards offered (CITY/STYLE/PREMIUM) include, for example, **solid three-layer oak floors**, large-format tiles, large windows, high-quality bathroom sanitary facilities and fittings, alarm, security door and videophone. Currently, client changes can be made. **The purchase price includes a cellar, parking space is for extra cost.**

The dynamically developing district of Karlín carries elements of European cities. The area boasts an abundance of greenery, cultural centers, schools of all levels, shops, cars, bars, and restaurants offering culinary delights from all over the world. The **Křižíkova metro station** (line B) and tram stop are just a **few meters** from the building, making travel to the city center easy, fast and convenient (just a few minutes).

Final inspection is planned for December 2019. The unit will be approved as an accommodation unit with use for long-term accommodation. The unit may be rented out with permanent residency registration.

Interior 52 m<sup>2</sup>, cellar 3.53 m<sup>2</sup>.



\* 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

### JEDNOTKA 2.2. 2+KK | 2NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
2.2.1.	PŘEDSÍN	7,84
2.2.2.	OBYTNÝ PROSTOR + KK	22,25
2.2.3.	LOŽNICE	13,87
2.2.4.	KOUPELNA+WC	5,44
	OSTATNÍ PLOCHY A PŘÍČKY	2,61
	<b>CELKOVÁ PLOCHA JEDNOTKY*</b>	<b>52</b>
S2.2.	SKLEP	3,53



1:100

\* Celková plocha této jednotky včetně podlahové plochy této jednotky vyznačené do přílohy v rámci přílohy přílohy 2025/03/31  
včetně vyznačené plochy podlahy a vnitřní plochy pro právo užívání a vnitřní část podlahy vyznačené v příloze 2025/03/31

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