

## Apartment One-bedroom (2+kk)

Sold

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



## Apartment One-bedroom (2+kk)

Sold

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

Total area	71 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28651

This spacious apartment with a loggia 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.

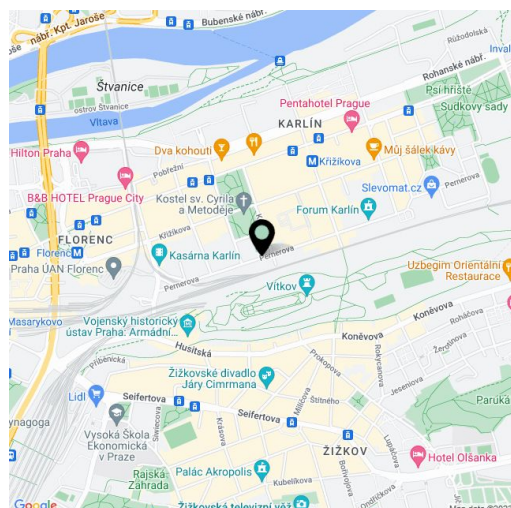
The apartment on the 7th floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen, a bedroom with an entrance to the north-facing **loggia**, a bathroom, a separate toilet, walk in wardrobe and an entrance hall.

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).

Completion is planned for .....

Interior 65.5 m<sup>2</sup>, loggia 5.71 m<sup>2</sup>, cellar 4.26 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.

# Apartment One-bedroom (2+kk)

Sold

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

## PRAGA Rezidence

### BYT 8.2. 2+KK | 8 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
8.2.1	PŘEDSÍN	4.01
8.2.2	OBYTNÝ PROSTOR + KK	27.77
8.2.3	LOŽNICE	14.67
8.2.4.	ŠATNA	5.98
8.2.5.	KOUPELNA+WC	6.34
8.2.6.	WC	1.68
	OSTATNÍ PLOCHY A PŘÍČKY	5.04
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>65.5</b>
8.2.20.	LODŽIE	5.71
58.2	SKLEP	4.26



1:100

\* Celková plocha bytu (včetně balkonů) podle údajů poskytl vývojář a investiční společnost, která je poskytnuta pouze pro orientační účely. Přesná plocha bytu je stanovena až po dokončení výstavby. Přesná plocha bytu je stanovena až po dokončení výstavby. Přesná plocha bytu je stanovena až po dokončení výstavby.

svoboda&williams

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Na Pevňském z. 110 00 Praha 1, Česká republika. +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

m2realestate