

## Apartment One-bedroom (2+kk)

Sold

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



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Total area	53 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	555 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28665

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.

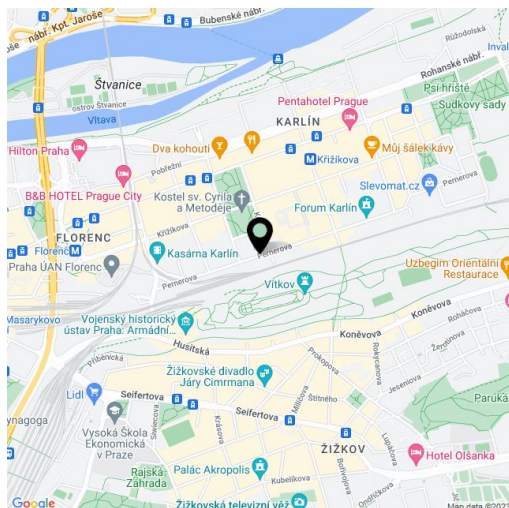
The apartment on the 2nd floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen, a bedroom with the entrance to the west-facing loggia, a bathroom and an entrance hall.

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.

Interior 48 m<sup>2</sup>, loggia 5.12 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

### BYT 3.3. 2+KK | 3NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
3.3.1.	PŘEDSÍN	3.68
3.3.2.	OBYTNÝ PROSTOR + KK	21.82
3.3.3.	LOŽNICE	14.03
3.3.4.	KOUPELNA+WC	5.16
	OSTATNÍ PLOCHY A PŘÍČKY	3.31
	<b>CELKOVÁ PLOCHA BYTU*</b>	<b>48</b>
3.3.10.	LODŽIE	5.12
3.3.3.	SKLEP	3.55



1:100

\* Celková plocha bytu (včetně balkonů, teras, lodžii, výtahových šachet, garáží, vstupu) vzhledem k platným právním předpisům činí 48,00 m<sup>2</sup> (3.3.10).

Podle platných právních předpisů je tato plocha určena pro bydlení. Pro podrobnější informace o nemovitosti, včetně všech podrobností, kontaktujte makléře Svoboda & Williams.

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