

Apartment Two-bedroom (3+kk)

Rented

101.1 m², Prague 8, Karlín, Pernerova



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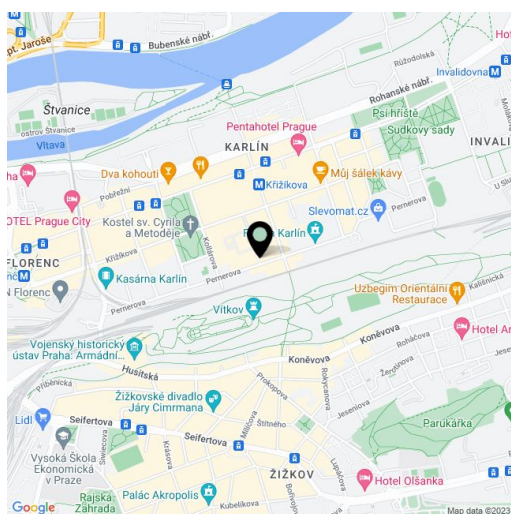
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Total area	109 m ²
Floor area*	101 m ²
Loggia	8 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating CZK 6500. Electricity is billed separately.
PENB	B
Reference number	40726
Available from	Immediately

Benefiting from an enclosed balcony, this brand new, semi furnished 2-bedroom apartment is on the 7th floor of the new Praga Residence multipurpose complex with garage parking and a private landscaped 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 green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, 2 separate bedrooms, a bathroom including a bathtub and a toilet, an additional toilet with utility area, and an entrance hall.

Hardwood floors, tiles, **hardwood kitchen**, built-in wardrobes and storage space, central heating, washing machine, dryer, dishwasher, **cellar**. One garage parking space is included in the rent.



* 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 8.4. 3+KK | 8 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M ²
8.4.1	PŘEDSÍN	4.67
8.4.2	HALA	11.36
8.4.3	OBYTNÝ PROSTOR + KK	38.97
8.4.4	LOŽNICE	15.57
8.4.5	LOŽNICE	14.82
8.4.6	KOUPELNA+WC	6.76
8.4.7	WC-KOMORA	3.53
	OSTATNÍ PLOCHY A PŘÍČKY	5.42
	CELKOVÁ PLOCHA BYTU*	101.1
8.4.20.	LODŽIE	7.67
8.4.	SKLEP	4.26



PERNEROVA UL.



1:100

* Celková plocha bytu (včetně balkonů, teras, podlažních ploch) není určující pro výpočet daní z nemovitosti. Pro více informací kontaktujte makléře Svoboda & Williams.

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