



## Apartment Two-bedroom (3+kk)

€ 2 876 | CZK 70 000

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



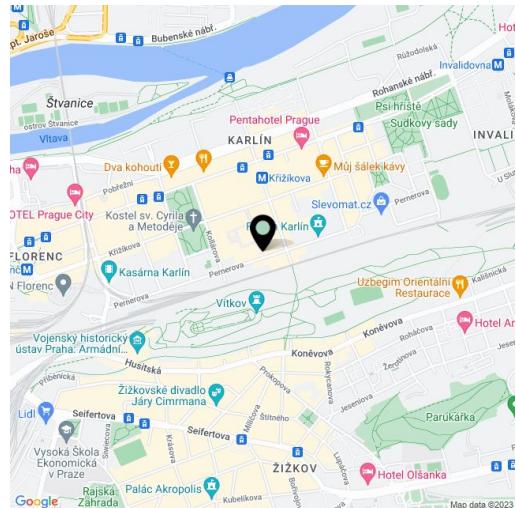


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Total area	144 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, garage, pool maintenance CZK 11,200. Electricity transferred to tenant.
PENB	B
Reference number	100731
Available from	01.04.2026



\* 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 penthouse is on the 9th 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, mere steps from a tram stop and the Křížikova metro station. Local amenities include plenty of green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín.**

The lower level features a 60 m<sup>2</sup> living room with a fully fitted open plan kitchen and **enclosed balcony**, a walk-in closet/storage room, a toilet, and an entrance hall. The upper floor offers two bedrooms, a bathroom including a bathtub and toilet, and a **terrace**. There is a shared **swimming pool** on the **roof terrace** with panoramic views of Prague (shared by the top floor penthouses only).

Quality materials and finishes, **air-conditioning, hardwood floors, tiles, oversized windows, security entry door, built-in wardrobes and storage, central heating, washing machine, dryer, cellar, elevator. One garage parking space** is included (second one available for CZK 3,200/month).