



## Apartment One-bedroom (2+kk)

Rented

68.8 m², Prague 8, Karlín, Pernerova





## Apartment One-bedroom (2+kk)

**Rented**

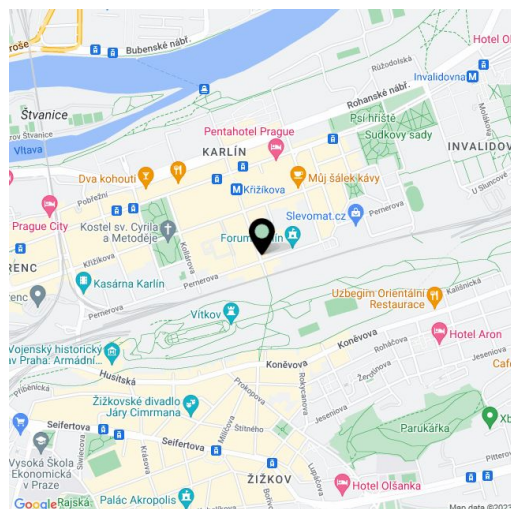
68.8 m², Prague 8, Karlín, Pernerova

Total area	78 m²
Floor area*	69 m²
Terrace	9 m²
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating: CZK 5,000. Electricity is billed separately.
PENB	B
Reference number	101565
Available from	Immediately

Benefiting from a terrace and views of Vítkov Hill park, this apartment is on the 7th floor of the new 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, just steps from a tram stop and the Křižikova metro station. Local amenities include plenty of green spaces, quality restaurants, trendy bistros, cafes, and cultural venues incl. the multipurpose Forum Karlín cultural venue.

The airy interior features a living room with a fully fitted open plan kitchen and access to the **terrace**, a bedroom with an en-suite bathroom (bathtub, toilet), a fitted **walk-in closet**, a separate toilet with a bidet shower, and an entrance hall.

**Hardwood oak floors**, large-format tiles, security entry door, oversized aluminum windows, Riho, Laufen, Hansgrohe, and Kaldewei bathroom fixtures and fittings, washing machine, dishwasher, induction cooktop, video entry phone, alarm, **cellar**, elevator.



\* 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.