



## Apartment One-bedroom (2+kk)

Sold

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





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|                  |       |
|------------------|-------|
| Total area       | 78 m² |
| Floor area*      | 69 m² |
| Balcony          | 9 m²  |
| Parking          | Yes   |
| Garage           | Yes   |
| Cellar           | Yes   |
| PENB             | B     |
| Reference number | 28694 |

This spacious apartment with a balcony 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.

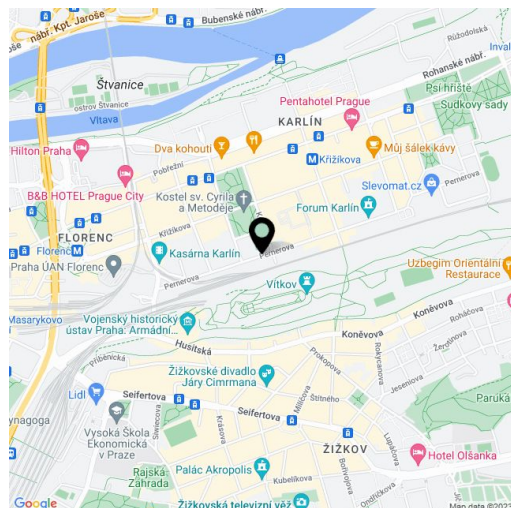
The apartment on the 7th floor, set in a building with preparation for reception and security, features a spacious living room with a kitchen and east-facing balcony, a bedroom with en-suite bathroom, toilet, closet and an entrance hall.

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 68.8 m², balcony 9.13 m², cellar 4.26 m².



\* 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  
Rezidence

## BYT 8.5. 2+KK | 8 NP

| Č.M.    | NÁZEV MÍSTNOSTI         | PLOCHA M² |
|---------|-------------------------|-----------|
| 8.5.1.  | PŘEDSÍŇ                 | 4.83      |
| 8.5.2.  | OBYTNÝ PROSTOR + KK     | 30.58     |
| 8.5.3.  | LOŽNICE                 | 13.61     |
| 8.5.4.  | ŠATNA                   | 7.54      |
| 8.5.5.  | KOUPELNA+WC             | 5.7       |
| 8.5.6.  | WC                      | 1.87      |
|         | OSTATNÍ PLOCHY A PŘÍČKY | 4.67      |
|         | CELKOVÁ PLOCHA BYTU*    | 68.8      |
| 8.5.20. | BALKON                  | 9.13      |
| 8.5.    | SKLEP                   | 4.26      |



PERNEROVA UL.



1:100



\* Celková plocha bytu (včetně vstupu) podle údajů poskytnutých vlastníkem bytu. Plocha bytu je vypočítána podle údajů poskytnutých vlastníkem bytu. Plocha bytu je vypočítána podle údajů poskytnutých vlastníkem bytu. Plocha bytu je vypočítána podle údajů poskytnutých vlastníkem bytu.

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