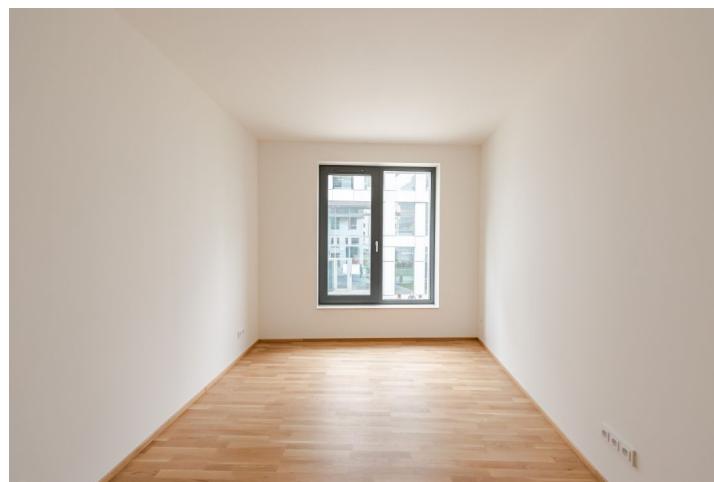




Apartment One-bedroom (2+kk)

Sold

52 m², Prague 8, Karlín, Pernerova



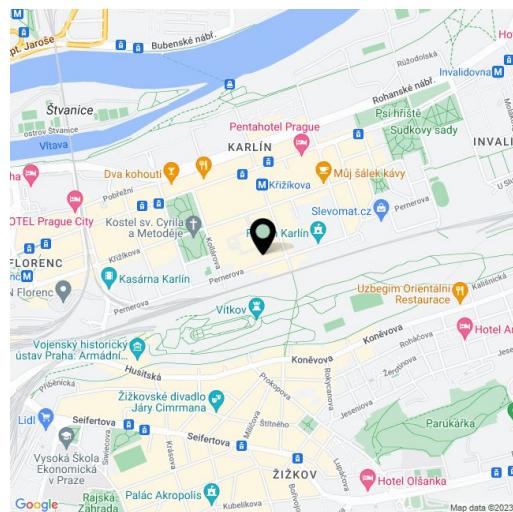


Apartment One-bedroom (2+kk)

Sold

52 m², Prague 8, Karlín, Pernerova

Total area	52 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	4 727 CZK monthly
PENB	B
Reference number	38022



* 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.

This new, potentially investment property apartment is part of the recently completed PRAGA Residence project set in trendy Karlín at the foot of wooded Vítkov Hill. The city center is just a few minutes away by metro, tram, or bike.

This west-facing apartment on the 2nd floor consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (bathtub, sink, toilet), and a hallway.

Amenities include **hardwood three-layer oak floors**, large-format tiles, large-format aluminum windows, high-quality bathroom fixtures and fittings, security doors, and a videophone. The purchase price includes a **cellar and a garage parking space**.

The Křížkova metro station and tram stop are a **5-minute walk** away, as is **Karlínské náměstí Square** with a landscaped park. There are many bistros, cafes, restaurants, shops, pharmacies, ATMs, schools of all levels, and a House of Children and Youth nearby. The **Forum Karlín** multicultural space, which organizes a wide range of cultural events, is close-by. A **bike path** passes right by the residence, allowing you to get to the center very easily by bike. The **large landscaped park** on Vítkov Hill makes the neighborhood an even more pleasant place to live.

Interior 52 m², cellar 4.4 m².

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



Apartment One-bedroom (2+kk)

Sold

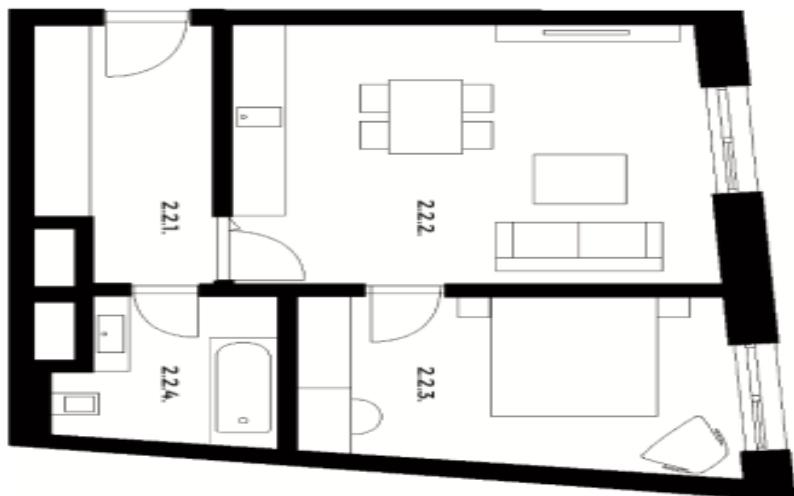
52 m², Prague 8, Karlín, Pernerova



Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M ²
2.2.1.	PŘEDSÍŇ	7,84
2.2.2.	OBYTNÝ PROSTOR + KK	22,25
2.2.3.	LOŽNICE	13,87
2.2.4.	KOUPELNA+WC	5,44
	OSTATNÍ PLOCHY A PŘÍČKY	2,61
	CELKOVÁ PLOCHA JEDNOTKY*	52
2.2.2.	SKLEP	4,4



1:100



JEDNOTKA 2.2. 2+KK | 2 NP