



Apartment Three-bedroom (4+kk)

Rented

156 m², Prague 8, Karlín, Pernerova



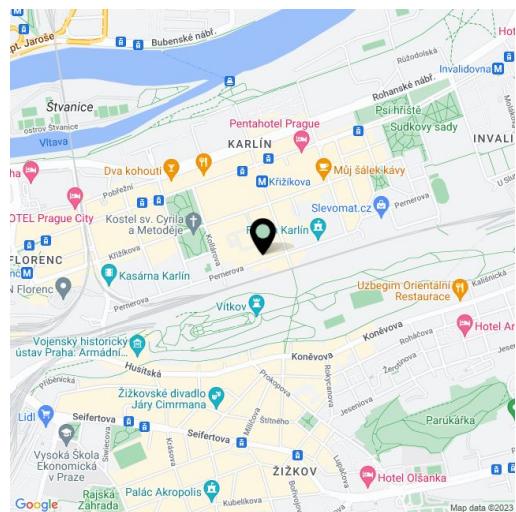


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Total area	169 m ²
Floor area*	156 m ²
Loggia	13 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, water, and garage maintenance, incl. deposit for electricity CZK 8,000.
PENB	B
Reference number	38819
Available from	Immediately



* 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.

Benefiting from a 13 m² enclosed balcony, this brand new semi-furnished, fully air-conditioned apartment with 2 bathrooms is on the 6th 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 Křížíkova 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**, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), a fitted **walk-in closet** with access to two bedrooms, a family bathroom (bathtub, bidet, toilet), a utility room, an additional separate toilet, and an entrance hall.

Top standard equipment and finishes, **air-conditioning, hardwood floors, tiles, ample built-in wardrobes and storage, security entry door, ethanol fireplace, central underfloor heating, Miele appliances, washing machine, dryer, dishwasher, induction cooktop, microwave oven, kitchenware, video entry phone, cellar, elevator. Two garage parking spaces** are included. A socket in the garage for recharging an electric car. Available from July 2024, maybe earlier upon agreement.