



## Apartment One-bedroom (2+kk)

Rented

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



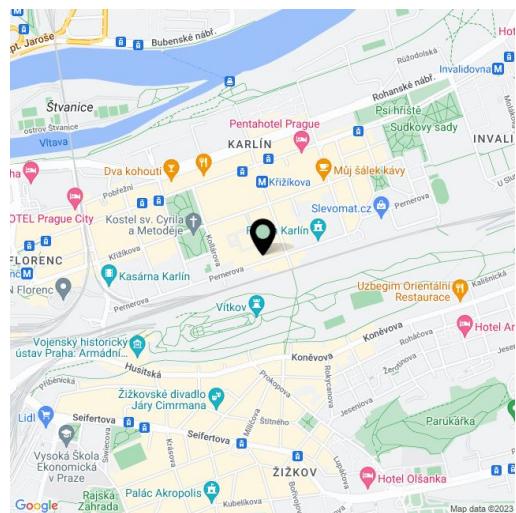


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Total area	75 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and garage maintenance: CZK 6,500. Electricity - transfer to the tenant.
PENB	B
Reference number	38820
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 spacious balcony, this fully furnished air-conditioned apartment is situated on the 6th 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 Křížkova 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 **balcony**, a bedroom with built-in wardrobes and an en-suite bathroom (bathtub, toilet), an additional separate toilet with a laundry area, and an entrance hall with built-in wardrobes.

**Hardwood floors**, tiles, security entry door, central underfloor heating, washer/dryer, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, elevator. Possible to rent a garage parking space at CZK 2,500/month.