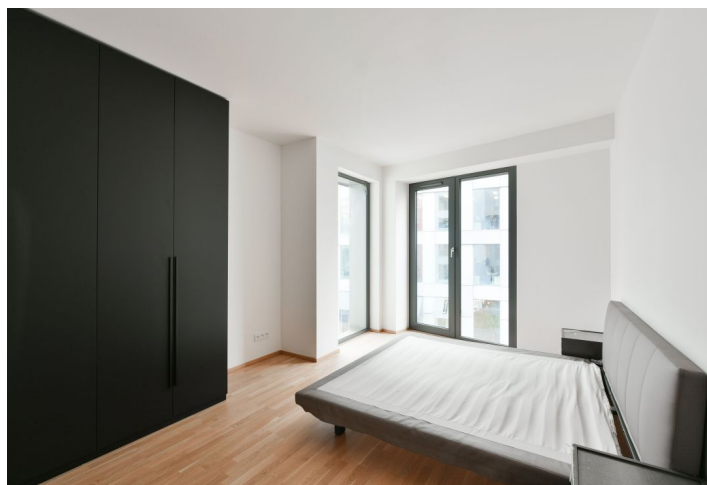
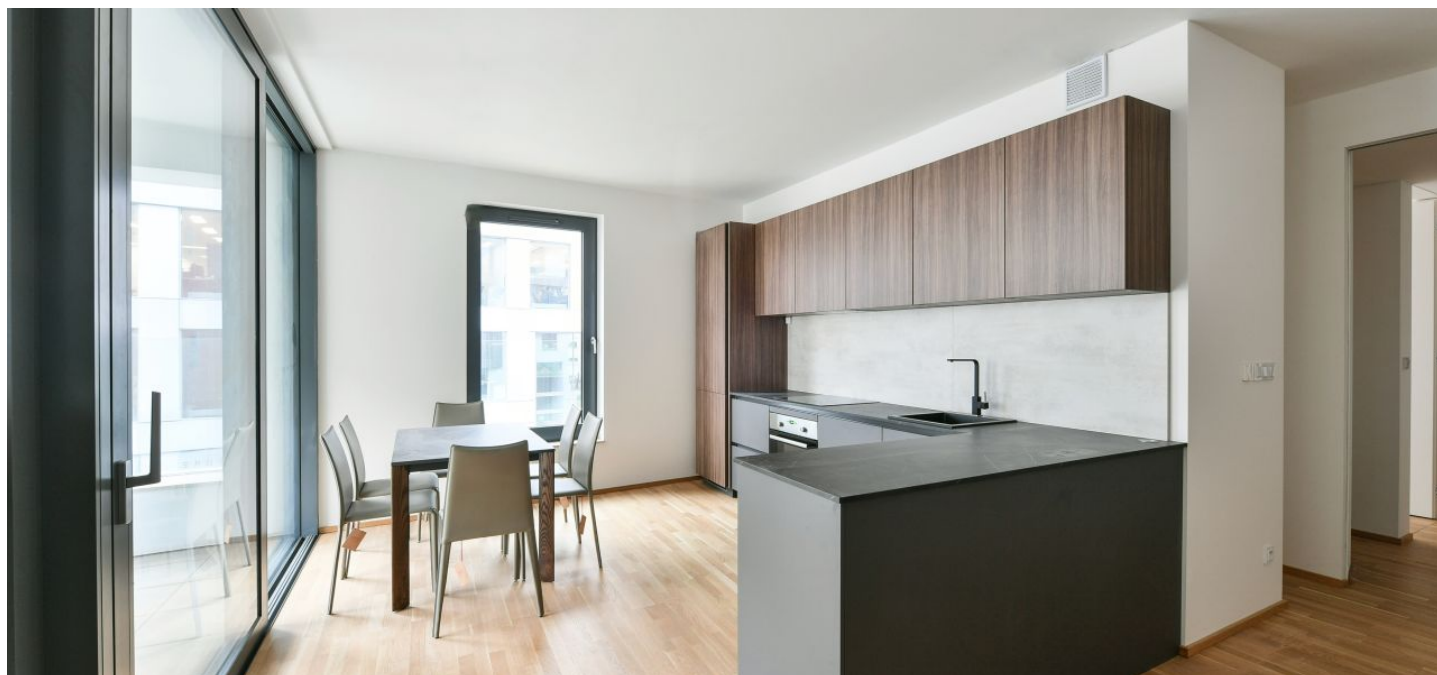




Apartment Two-bedroom (3+kk)

Sold

96 m², Prague 8, Karlín, Pernerova





Apartment Two-bedroom (3+kk)

Sold96 m², Prague 8, Karlín, Pernerova

Total area	103 m ²
Floor area*	96 m ²
Loggia	7 m ²
Parking	Possibility to rent the parking space in the garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41231

This airy apartment with a loggia, views of the wooded Vítkov Hill, and a timeless interior furnished with new top-notch pieces is part of a modern secure residence, which was recently created in the wider city center in the sought-after district of Karlín, a short walk from a park and metro and tram stops.

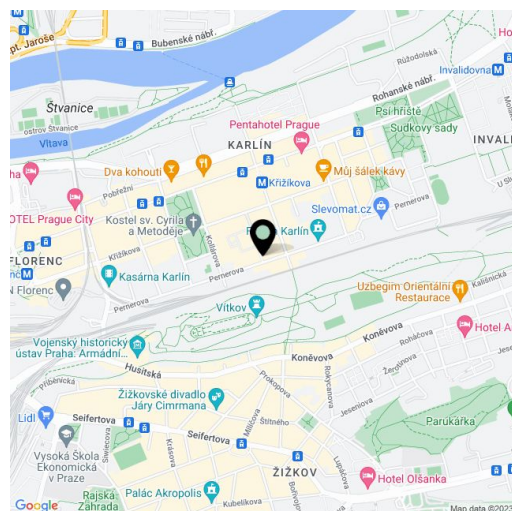
The apartment on the 3rd floor of the building with **2 elevators** consists of a generously sized living room with a kitchen and a **southwest-facing loggia**, 2 bedrooms, a bathroom, a guest toilet, and an entrance hall.

The residence was approved in 2020. Standards include **hardwood oak floors**, large-format tiles, **large aluminum windows** with thermal insulated panes, quality bathroom fixtures and fittings by **Riho, Laufen, Hansgrohe, and Kaldewei**, an alarm system, a security door, and a videophone. The **interior will be equipped with Italian designer furniture**, including a Bonaldo sofa, a MIDJ table and chairs, a San Giacomo double bed and Cidori bedside tables, and Italian curtains. The kitchen by the German brand **Beckermann** is equipped with Gorenje and Whirlpool appliances. The unit comes with a **cellar storage unit** and a parking space in the building may be rented.

The Karlín district, which impressively combines historic buildings with modern, daring projects, offers living with the same comforts and services as European capitals. Here you will find **landscaped greenery, cultural centers, shops, cozy cafes, bistros, and gourmet restaurants**. A line B **metro station** and the Křižíkova **tram stop** are a **short walk from the building** and the ride to the center by public transport, car, scooter, or bicycle along a comfortable bike path takes only a few minutes.

Floor area 96.4 m², loggia 7.21 m², cellar 3.53 m².

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



* 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.



Apartment Two-bedroom (3+kk)

96 m², Prague 8, Karlín, Pernerova

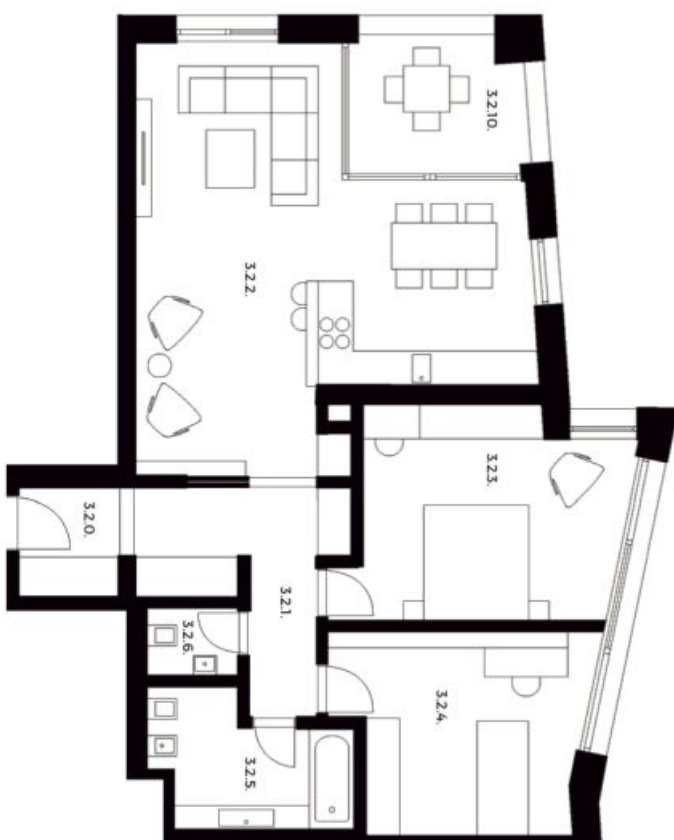
Sold

PRAGA

Residence

BYT 3.2. 3+KK | 3 NP

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M ²
3.2.0.	PŘEDSÍŇ	3,47
3.2.1.	HALA	9,2
3.2.2.	OBYTNÝ PROSTOR + KK	38,63
3.2.3.	LOŽNICE	16,52
3.2.4.	LOŽNICE	14,31
3.2.5.	KOUPELNA+WC	7,14
3.2.6.	WC	1,92
	OSTATNÍ PLOCHY A PŘÍČKY	5,2
	CELKOVÁ PLOCHA BYTU*	96,4
3.2.10.	LODŽIE	7,21
3.2.	SKLEP	3,53



svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

* Celková plocha bytu (podlažní plocha) je součtem plochy bytu (podlažní plocha) a plochy příslušenství (plocha bytu + plocha příslušenství). Plocha bytu je součtem plochy bytu (podlažní plocha) a plochy příslušenství (plocha bytu + plocha příslušenství). Plocha bytu je součtem plochy bytu (podlažní plocha) a plochy příslušenství (plocha bytu + plocha příslušenství).

Na Pervýně 2, 110 00 Praha 1, Česká republika. +420 257 328 281, +420 257 322 032, info@svoboda-williams.com