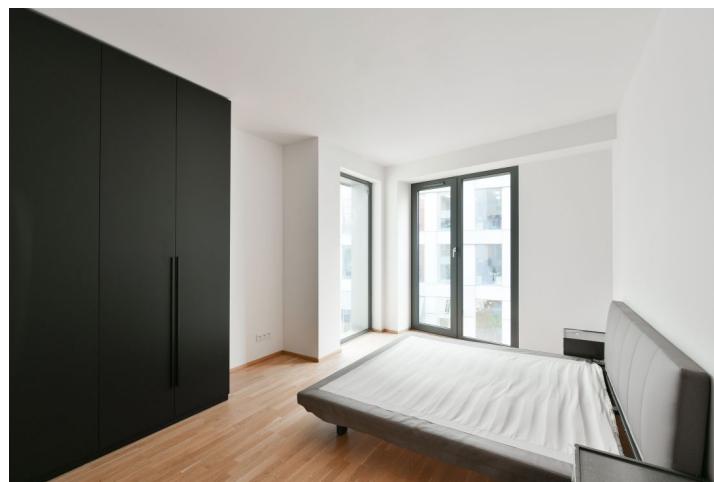
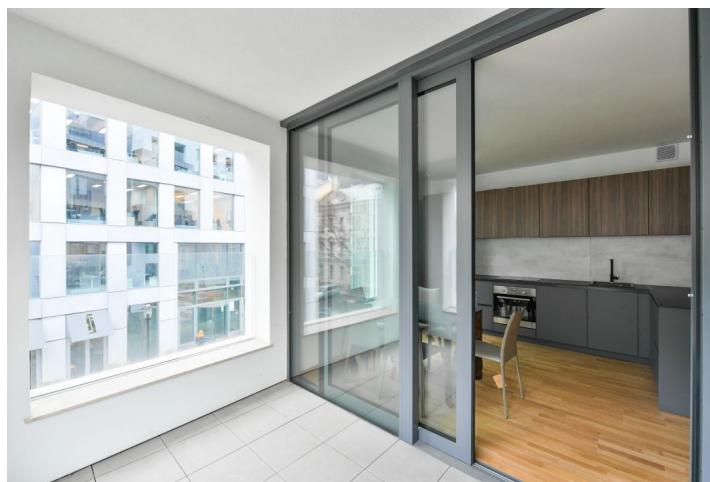




## Apartment Two-bedroom (3+kk)

Sold

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

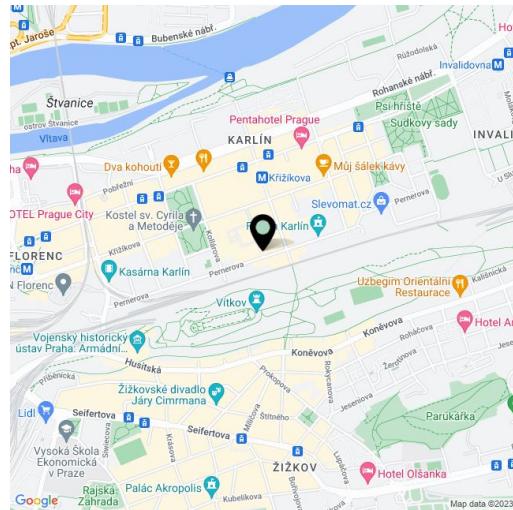




## Apartment Two-bedroom (3+kk)

**Sold**96 m<sup>2</sup>, Prague 8, Karlín, Pernerova

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



\* 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 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 Křížíkova **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 m<sup>2</sup>, loggia 7.21 m<sup>2</sup>, cellar 3.53 m<sup>2</sup>.

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



## **Apartment Two-bedroom (3+kk)**

Sold

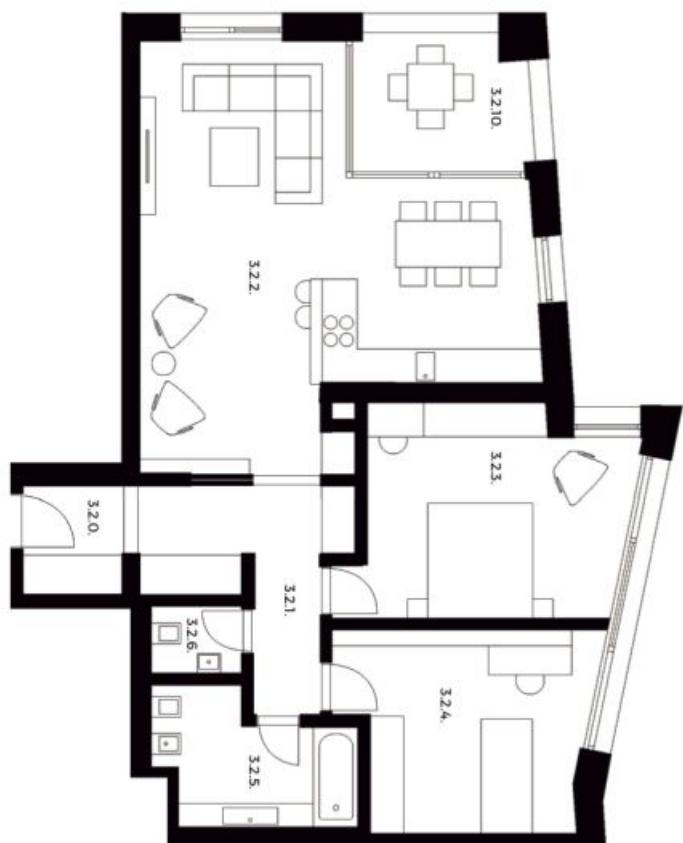
96 m<sup>2</sup>, Prague 8, Karlín, Pernerova

PRAGA

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Č.M.	NAZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
3.2.0.	PŘEDSÍŇ	347
3.2.1.	HALA	92
3.2.2.	OBYTNÝ PROSTOR + KK	3863
3.2.3.	LOŽNICE	1652
3.2.4.	LOŽNICE	1431
3.2.5.	KOUPELNA+WC	714
3.2.6.	WC	192
	OSTATNÍ PLOCHY A PŘÍČKY	52
	CELKOVÁ PLOCHA BYTU <sup>*</sup>	964
3.2.10.	LODŽIE	721
S3.2.	SKLEP	353



**svoboda&williams** | CHRISTIE'S INTERNATIONAL AUCTION HOUSE  
Na Perštýně 2, 110 00 Praha 1, Česká republika, +420 257 528 201, +420 257 522 032, [info@svoboda-williams.com](mailto:info@svoboda-williams.com)

Svoboda & Williams s.r.o.  
info@svoboda-williams.com  
www.svoboda-williams.com

**Prague**  
+420 257 328 281  
+420 724 551 238

**Brno**  
+420 543 250 711  
+420 724 551 238

**Bratislava**  
+421 948 939 938

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