



Apartment Two-bedroom (3+kk)

Rented

110 m², Prague 8, Karlín, Pernerova





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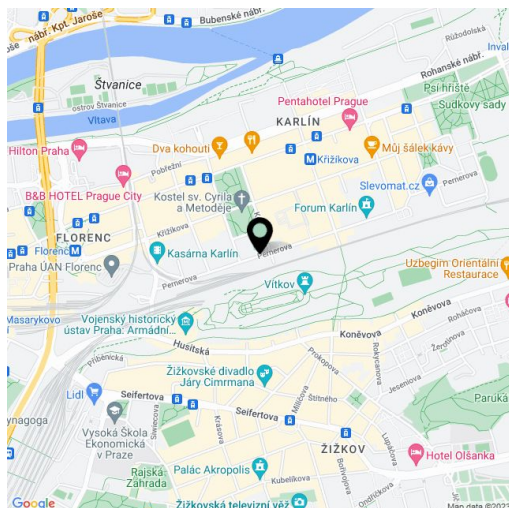
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Total area	116 m ²
Floor area*	110 m ²
Terrace	6 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	29344
Available from	Immediately

Brand new, quality, partially furnished air-conditioned 2-bedroom 2-bathroom split-level attic flat with 2 terraces, situated on the fifth top floor of a completely reconstructed traditional building with a lift and preserved original details. Located in a quiet street in a rapidly developing Prague 8 area with full amenities and quick connections to the city center, just a few minutes from a tram stop and Křižíkova metro station.

The lower level features a comfortable living room with a fully fitted open kitchen and dining area, **winter garden**, one bedrom, bathroom with bathtub, toilet, **walk-in closet**, utility room, and an open entrance hall. The upper level includes a large open gallery / bedroom with a **terrace** offering green views, and a shower bathroom with toilet.

Wooden floors, tiles, atelier windows, built-in wardrobes and storage, security entry door, video entry phone. **Cellar**. Service charges and water CZK 1700 per month. Utilities are billed separately and will be transferred to the tenant.



* 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.