



Apartment One-bedroom (2+1)

€ 523 474 | CZK 12 990 000

72.8 m², Prague 8, Karlín, Pernerova





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Total area	73 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	108198

This corner apartment on a quiet street featuring a winter garden, located on the 3rd floor of a renovated apartment building with an elevator and preserved original architectural details. The apartment is situated in Karlín, Prague 8, in an area with full civic amenities and easy access to the city center, just a few minutes from a tram stop and the Křižíkova metro station.

The layout of the apartment consists of a corner living room with a **west-facing winter garden**, a kitchen with a dining area, a bedroom, a bathroom with a shower, a separate toilet, and an entrance hallway.

Wooden **casement windows** and high ornate ceilings reflect the historical character of the unit. The floors are laminate, combined with tile in the bathroom. The kitchen is equipped with built-in appliances, and heating is provided by electric direct heaters.

The popular Prague district of **Karlín** is known for its vibrant atmosphere, modern cafés, restaurants, and bistros, as well as excellent transport accessibility. At the same time, it offers peaceful spots for relaxation, whether along the **Vltava** river trail or in the expansive Vítkov Park. The nearby Žižkov Tunnel provides pedestrian access to **Parukářka**, a park that hosts seasonal events and concerts.

Floor area 72.8 m².

* 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.



