



## Apartment Studio (1+kk)

33.6 m<sup>2</sup>, Prague 10, Vinohrady, Korunní

Sold





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Total area	38 m <sup>2</sup>
Floor area*	34 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	102915

**This modern semi-residential unit with a balcony and garage parking space is located on the 1st floor of an apartment building, which is part of the Korunní Residence project with a 24-hour reception, security guard, and a landscaped private garden. Due to its size and location, the unit is also suitable as a rental. The place is easily accessible by public transport.**

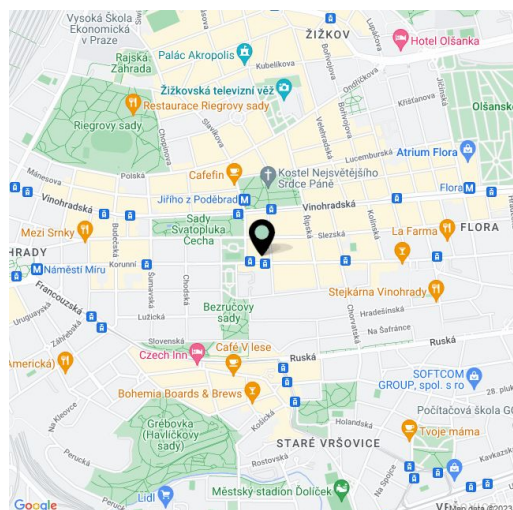
The unit consists of a living room with a kitchen and a dining and sleeping area, a bathroom (with a shower, toilet, sink, and connection for a washing machine), and a foyer. The living room is connected to an **illuminated balcony** facing the courtyard of the residence with a **park**.

Facilities include **wooden floors**, large-format tiles, a large wooden French window, a fully equipped kitchen, a large built-in wardrobe, and a security entrance door. Heating is remote central. The purchase price includes **1 parking space in the underground garage**.

A popular location in the wider center on the border of Vinohrady and Vršovice with plenty of greenery, excellent transport accessibility, and a complete range of services **at a high level**. There is a tram stop right next to the residence, and the Flora metro station is about a 5-minute walk away. There are countless cafes and restaurants in the vicinity, including a popular **local brewery**, shops, boutiques, and a **shopping and entertainment center**.

Floor area 33.6 m<sup>2</sup>, balcony 4.3 m<sup>2</sup>.

Subject to special legal conditions.



\* 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.