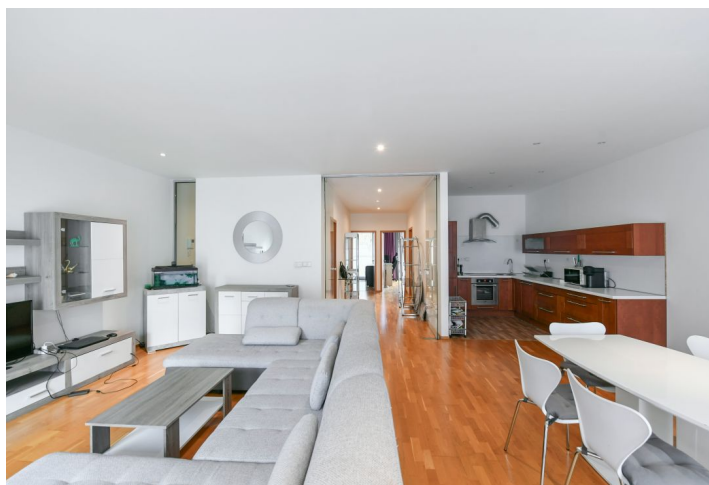
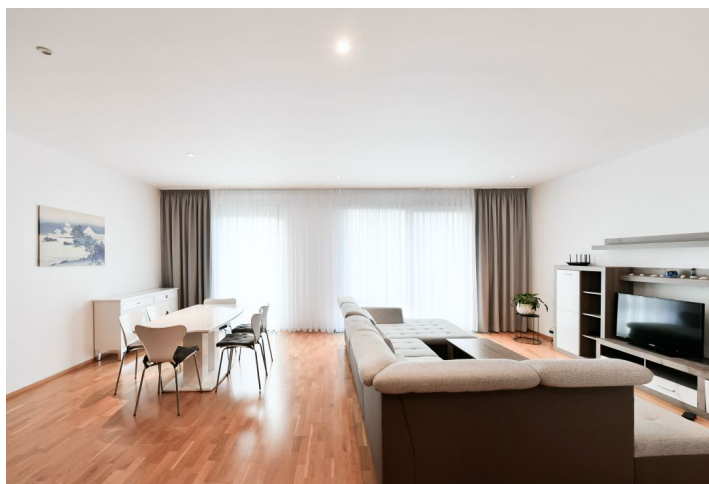




## Apartment Two-bedroom (3+kk)

€ 937 188 | CZK 23 500 000

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





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Total area	127 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	25 m <sup>2</sup>
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	106496

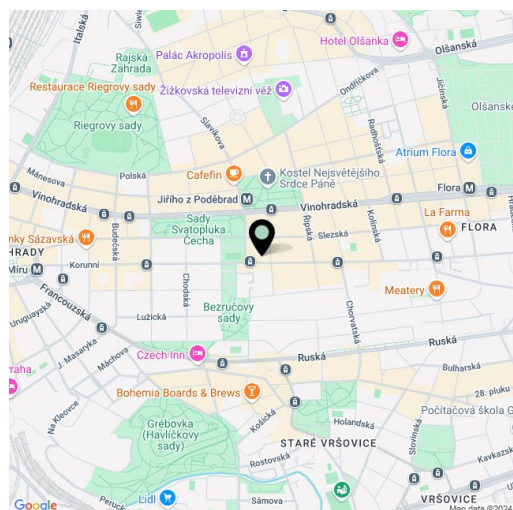
This over one-hundred-meter airy apartment with 2 balconies providing nice views of the quiet common courtyard garden is located on the 1st floor of the enclosed Korunní Dvůr residential complex with security and an underground garage, where 2 parking spaces are reserved for the apartment. The residence is set on the border of Vinohrady, Vršovice, and Žižkov, in a place with complete civic amenities and perfect transport services.

The area of the apartment consists of a living room with an adjoining kitchen, 2 bedrooms, a bathroom (with a bathtub, toilet, sink, and washing machine connection), a separate toilet, a hallway, and a corridor. The living room has access to a **spacious balcony**, and a second **glazed balcony/winter garden** is adjacent to one bedroom. Both balconies offer nice views of the **landscaped greenery**.

The apartment building was built in 2003. The floors of the apartment are **wooden**, and large **aluminum windows** let in a lot of daylight. **All-glass double doors** lead to the living room from the hallway. The kitchen is fully equipped, the bedrooms have built-in wardrobes, and the bathrooms are decorated with **mosaic tiles**. Heating is by floor convectors. The purchase price includes **2 garage spaces and a cellar**, and the entire complex is guarded by a **24-hour reception** with security.

The location provides everything you need for a happy life: restaurants, cafes, shops, medical services, and schools, and the **Flora shopping and entertainment center** is within walking distance. An excellent connection to the city center is provided by trams from the stop right next to the complex, and it is possible to walk to a metro station that is close-by.

Floor area according to developer's plan 115.33 m<sup>2</sup>, balconies 7.89 m<sup>2</sup> and 4.13 m<sup>2</sup>, cellar 3.81 m<sup>2</sup>.



\* 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.





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