



## Apartment Two-bedroom (3+kk)

Sold

86 m<sup>2</sup>, Praha 10, Vinohrady, Korunní





## Apartment Two-bedroom (3+kk)

**Sold**86 m<sup>2</sup>, Praha 10, Vinohrady, Korunní

Total area	88 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29185

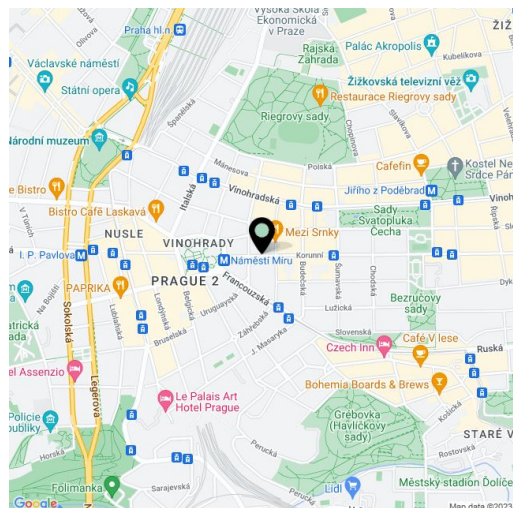
This modern duplex apartment with 2 balconies and a garage is on the 1st floor of the Korunní Dvůr residential complex with a 24-hour reception, security, and a common courtyard, situated in the popular Prague neighborhood of Vinohrady. It is conveniently located next to a tram stop and within walking distance of a metro station.

At the entry level, there is a living room with a dining area, a kitchen, and access to a glass balcony, a guest toilet, and a foyer. The upper level consists of 2 bedrooms (1 with a balcony), and a bathroom (bathtub, shower screen, sink, toilet, connection for a washing machine).

Features include **wooden floors**, large-format French windows with blinds, built-in storage spaces, security doors, a video entry phone, and electronic access to the building. Heating is provided by **floor convectors** with a heat source from the central boiler room in the building. The unit comes with a **cellar**, the **garage parking space** is conveniently accessible by elevator.

The popular location offers great public transport accessibility, a lot of landscaped greenery and a full spectrum of services in the immediate vicinity. There are 2 kindergartens and an elementary school, many cafes, and restaurants, including a popular **local brewery**, stylish shops, and boutiques, as well as a gallery, or a library. A renowned **farmers' market** is held on nearby Jirího z Poděbrad Square. A tram stop with fast links to the metro and to the center (4 minutes to Náměstí Míru, 9 minutes to Karlovo náměstí) is practically in front of the building. A metro station and the Flora business and entertainment center are an 8-minute walk.

Interior 86 m<sup>2</sup>, balconies 2 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.