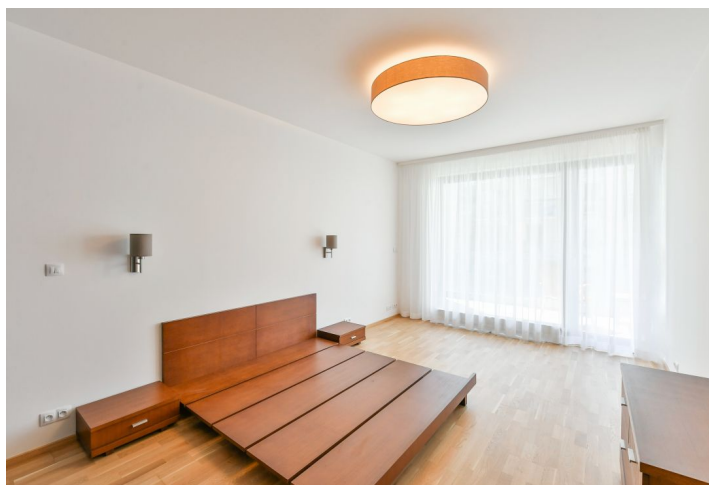
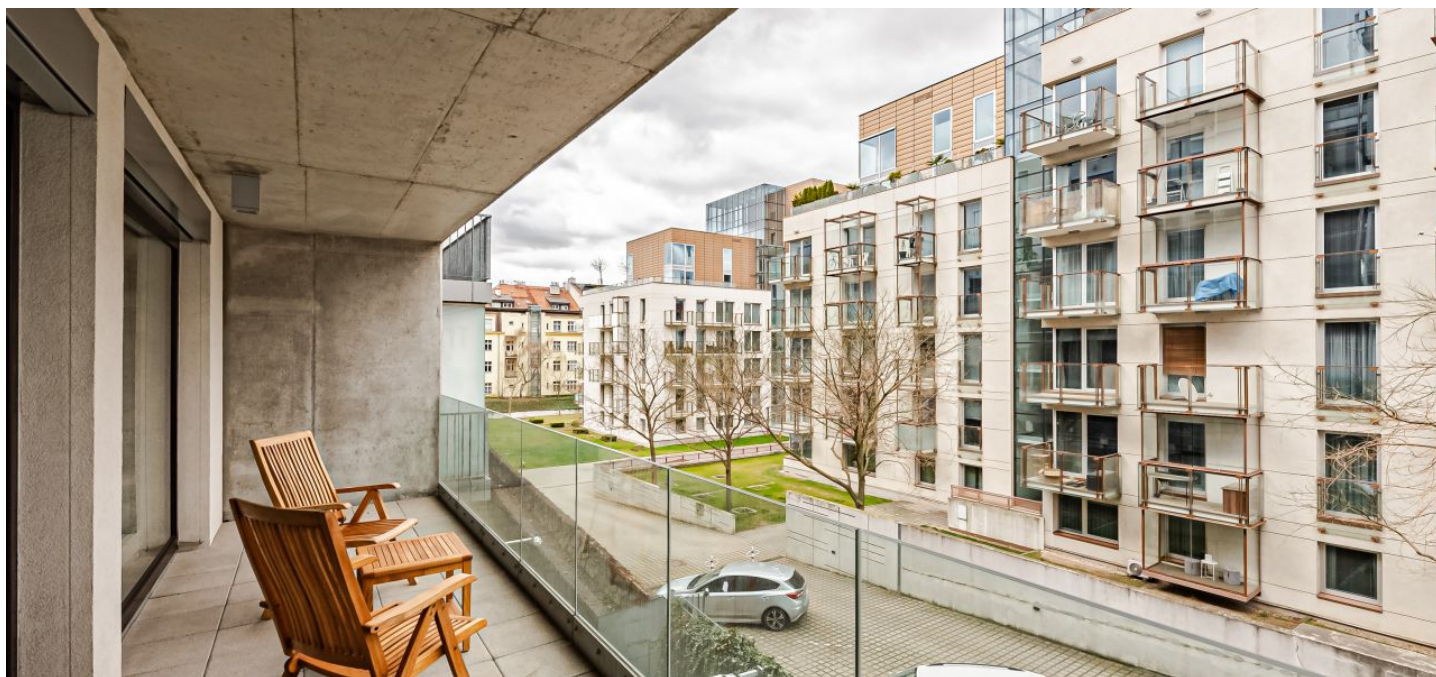




## Apartment One-bedroom (2+kk)

Sold

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





## Apartment One-bedroom (2+kk)

**Sold**73 m<sup>2</sup>, Praha 10, Vinohrady, Korunní

Total area	88 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Loggia	15 m <sup>2</sup>
Parking	Garage parking space at an additional cost.
Cellar	Yes
PENB	B
Reference number	42171

This sunny air-conditioned apartment in the Korunni Residence (Orionka) with large rooms and a spacious west-facing loggia overlooking the landscaped courtyard of the neighboring Korunní Dvůr residential complex with a reception and an underground garage is in a modern energy-efficient residential complex. Located in a well-accessible quiet place in the upper part of Vinohrady, in the vicinity of an elegant residential area and within easy reach of all services.

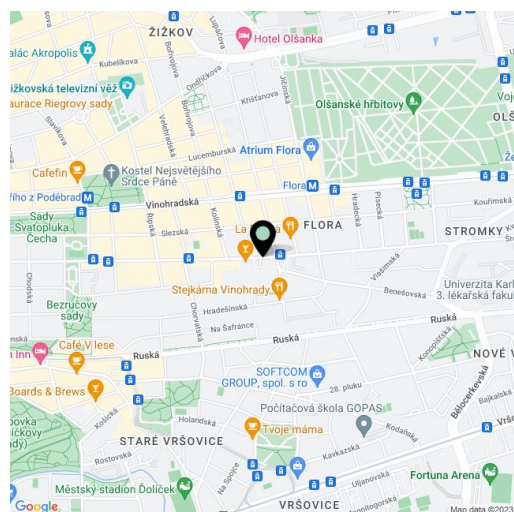
The practical layout of the apartment on the 1st floor consists of a living room with an open plan kitchen, a bedroom with the possibility of creating a work area, a **dressing room**, a bathroom (with a bathtub and double sink), a separate toilet, and a hallway. Both rooms have access to the **loggia**.

The apartment has been recently **completely renovated**. Facilities include **wooden floors**, new built-in wardrobes, and a kitchen unit with Tan Brown **granite countertops** and previously unused appliances (Bosch Silence dishwasher, extractor hood, hot air, microwave oven, induction hob with flexi zones, and Whirlpool refrigerator) were renovated. **Air-conditioning units** have also been added. Large windows with wooden frames let in **plenty of daylight** into the apartment, which can be regulated by electrically operated blinds. A **Next** front door and a videophone contribute to a high level of security, and the residence is equipped with a **non-stop reception** and camera system. There is a possibility to purchase a **garage parking space**. A charging station for electric cars is located in the garage. The complex has a private courtyard with **landscaping** and water features.

**The attractive location** has perfect connections to the city center and a comprehensive range of services. A tram stop is right next to the residence (4-minute drive to Náměstí Míru Square, 9 minutes to Charles Square), and in the immediate vicinity, there are pleasant cafes and restaurants, including a popular **local brewery**, designer shops, grocery stores, and other services. The **Atrium Flora** shopping and entertainment center with an IMAX cinema is within walking distance. In the nearby Jiřího z Poděbrad Square are famous **farmers' markets**. The location is made even more pleasant by a number of green spaces, such as the **Čapek Brothers, Svatopluk, Riegrový Sady, and Grébovka parks**.

Interior 72.55 m<sup>2</sup>, loggia 14.86 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



# Apartment One-bedroom (2+kk)

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

Sold

**A.2.03**  
**2+kk/B - 2NP**  
**72,6 m<sup>2</sup>**

**1:100**

Uvedené výměry jsou orientační

**TABLULKA MÍSTNOSTI - BYT A.2.03**

OZN. MÍSTNOSTI	OBUJ. / BYT	C. / M.	NÁZEV MÍSTNOSTI	PLOCHA
A 03 01			CHODBA/FREDSINA	9,07 m <sup>2</sup>
A 03 02			KOUPELNA	8,48 m <sup>2</sup>
A 03 03			KOJNARKA	3,08 m <sup>2</sup>
A 03 04			POKOJ	21,77 m <sup>2</sup>
A 03 05			OBÝVACÍ POKOJ+KUCHYNSKÝ KOUT	27,07 m <sup>2</sup>
A 03 06			WC	3,11 m <sup>2</sup>
<b>Plocha bytu</b>				<b>72,55 m<sup>2</sup></b>
<b>Balkon, terasy</b>				<b>14,86 m<sup>2</sup></b>
				<b>14,86 m<sup>2</sup></b>

## REZIDENCE KORUNNÍ