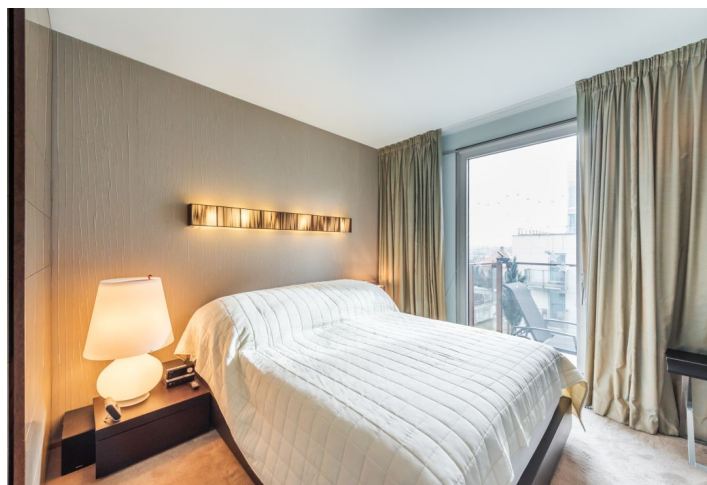




Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 10, Vinohrady, Korunní





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Total area	96 m ²
Floor area*	83 m ²
Balcony	13 m ²
Parking	2 garage parking spaces available at extra cost
Garage	Yes
Cellar	Yes
Service price	10 700 CZK monthly
PENB	G
Reference number	31723

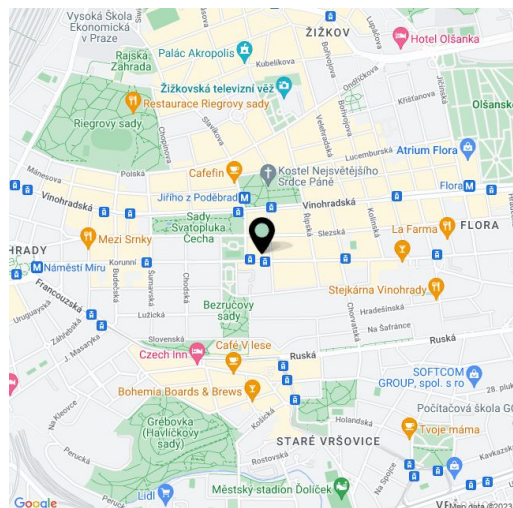
This bright, air-conditioned apartment with three balconies and possibility of parking is part of the modern Korunní dvůr residence, a former city brewery, which is located in the lucrative district of Vinohrady.

The interior of the 3rd-floor apartment consists of a generously designed living room with a dining area, a kitchen, and three balconies, a bedroom with an en-suite bathroom and access to one of the balconies, a guest toilet, and an entrance hall. The current layout is 1-bedroom, but can easily be changed into a 2-bedroom.

Facilities include **wooden floors**, French windows with exterior blinds, air conditioning units, a complete kitchen, built-in storage spaces, a security door, a videophone, or smart card access. Heating is by underfloor convectors; the heat source is from the central boiler room. **The purchase price includes all the furniture and equipment shown in photographs.** The apartment comes with a **cellar**. It is possible to buy **up to two garage parking spaces**. The residence, created by CMC architects, who reconstructed a former city brewery, has a 24-hour reception, security, and a large atrium with a landscaped garden.

The location with **plenty of greenery** and easy accessibility also boasts a wide range of services. A tram stop is near the house (4-minute ride to Náměstí Míru Square and 9-minute ride to Karlovo Náměstí Square). Within walking distance, there is a metro station and the **Flora** business and entertainment center, or **Jiřího z Poděbrad Square**, where regular farmers' markets are held. There are many cafés and restaurants nearby, including a popular local brewery, stylish shops, as well as a gallery or a library.

Interior 82 m², balconies 13 m², cellar 4 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.