

Price  
**2 600 000 zł**  
 21 138 zł/m<sup>2</sup>

 **KRAKÓW**  
 Św. Jana



Mint Property is pleased to present a 123 sqm apartment in the Old Town. The property is located on the 3rd floor of a four-story renovated building and consists of:

Large bright living room of 52m<sup>2</sup> with a balcony from the side of the courtyard of 10m<sup>2</sup>  
 Annex type kitchen (7m<sup>2</sup>)  
 Bedroom of 13.5 m<sup>2</sup>  
 Bedroom of 13 m<sup>2</sup>  
 Bathroom of 8 m<sup>2</sup>  
 Toilet with an area of 1.5 m<sup>2</sup>  
 Utility room (4 m<sup>2</sup>)  
 Corridor with an area of 10.5 m<sup>2</sup>  
 Hallway with closet space of 13 m<sup>2</sup>

The property is in a closed development state. It gives you the opportunity to design and finish the premises to suit yourself. A large open-space living room with floor-to-ceiling windows through which a very large amount of light gets inside, dormers and numerous skylights give additional light to the entire property.

The height of the rooms is 3.5 meters, which gives an additional opportunity for interesting interior design. The entire apartment is distributed underfloor heating, and hot water provided by a dual-function gas furnace. The area of the apartment was created after a complete reconstruction of the attic, which resulted in the creation of a new floor, which is completely and from scratch made in the construction standards of the 21st century. This includes the ceiling, walls, roof structure, roofing, plumbing, electrical, gas and heating systems.

An elevator will be installed in the near future.

Northwest exposure.

The presented property has a separate/individual land register.

Size	Rooms	Bedrooms	Bathrooms	Floor
123.00 m <sup>2</sup>	3	2	2	3

#### Lokalizacja:

The property is located in the middle of the Old Town in a historic building (Kamienica Chwalibogowskich) from the second half of the 18th century.

Nearby are theaters, cinemas, restaurants and other service and commercial points, Wawel, Planty, Krakow Gallery. Direct access to public transport stops.

#### Cena:

**Price 2 600 000 PLN**

#### Dane agenta:

Justyna Wilk



793670635



justyna.wilk@mintproperty.pl