



## Apartment Two-bedroom (3+kk)

Sold

82 m<sup>2</sup>, Prague 2, Vinohrady, Šafaříkova





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Total area	82 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	20003

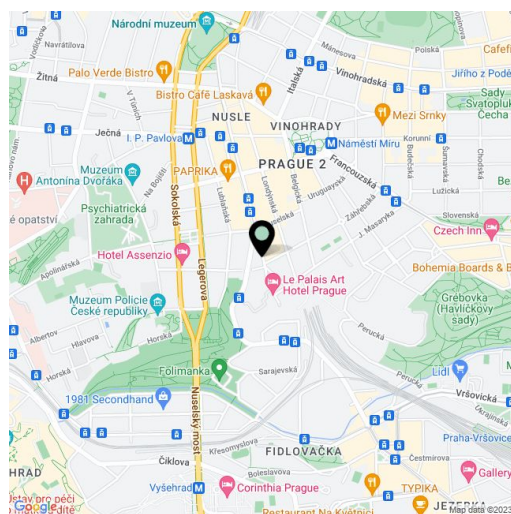
**Fully renovated, southeast facing apartment on the 3rd floor of an apartment building after reconstruction with a lift, situated in a popular residential area of Prague 2 - Vinohrady, only a stone's throw away from a tram stop and within walking distance of Havlíčkovy sady park.**

The flat is dominated by a corner living room with kitchen and dining area, **overlooking neighboring streets with Le Palais hotel** and other historic buildings. The rest of the layout is comprised of a master bedroom with built-in wardrobes and storage room, a children's room, bathroom with shower and toilet, and a hallway.

Facilities include **oak parquet floors** in the main rooms and tiles in the bathroom and hallway, renewed casement windows, Sapeli solid wood interior doors, **modern fitted kitchen**, custom built furniture including bookcases and a TV wall. Heating is provided by Junkers condensing combi boiler; the purchase price includes a **cellar**.

All wiring, pipes, plasters, etc. were **completely renovated in 2013**. Attractive location with kindergartens and elementary schools, popular cafes, restaurants, D21 theater, and Folimanka and Havlíčkovy sady parks. Bruselská tram stop with direct connections to the city center is less than 3 minutes on foot.

Interior 82 m<sup>2</sup>, cellar 2.3 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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TABULKA MÍSTNOSTÍ		
Č.	NÁZEV	PLOCHA
01	PŘEDSÍŇ	5,17 m <sup>2</sup>
02	KOUPELNA	4,69 m <sup>2</sup>
03	LOŽNICE	17,03 m <sup>2</sup>
04	KOMORA	1,16 m <sup>2</sup>
05	OBÝVACÍ POKOJ + KK	42,41 m <sup>2</sup>
06	POKOJ	11,40 m <sup>2</sup>
07	SKLEP	2,31 m <sup>2</sup>
CELKEM:		84,21 m <sup>2</sup>