



## Apartment Two-bedroom (3+kk)

Sold

92 m<sup>2</sup>, Praha 2, Vinohrady, Šafaříkova





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Total area	94 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	One outdoor parking space at add. cost
Cellar	Yes
PENB	E
Reference number	20492

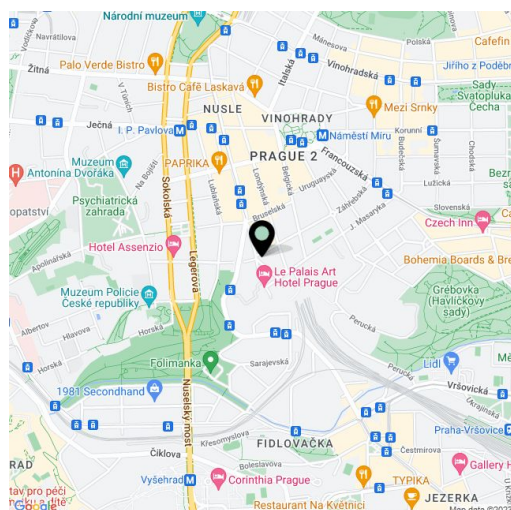
This spacious air-conditioned apartment with a balcony and 2 fireplaces is part of a maintained apartment building with an elevator. The building is located on a side tree-lined street in the popular district of Vinohrady, just a few steps from a tram stop and close to Grébovka Park.

The apartment on the 3rd floor consists of a generously designed bright living room with a kitchen, a bedroom with a balcony, a 2nd bedroom, a bathroom with shower and toilet, a guest toilet, and a foyer. Both bedrooms are face east towards a quiet courtyard.

The facilities include parquet floors and tiles; windows are wooden. There are also **2 fireplaces** (in the living room and 1 bedroom), a kitchen with built-in appliances, a **hydromassage shower cabin**, or a video intercom. Heating is by a gas boiler. It is possible to buy an outdoor parking space in the courtyard and a cellar unit (also separately).

The excellent location offers all of the benefits of urban living: a tram stop is within a 2-minute walk, metro stations (**I.P. Pavlova** (line C) and **Náměstí Míru** (line A)) are also within walking distance as well as all services - quality restaurants, cafes, ATMs, pharmacies, or a post office. There is also a farmers' market, small shops, and a supermarket for grocery shopping. The nearby **Grébovka and Folimanka parks** provide many sports opportunities. The Vinohrady Theater is close-by. Traveling by car is more comfortable thanks to the proximity of the highway.

Interior 92.41 m<sup>2</sup>, balcony 2 m<sup>2</sup>.



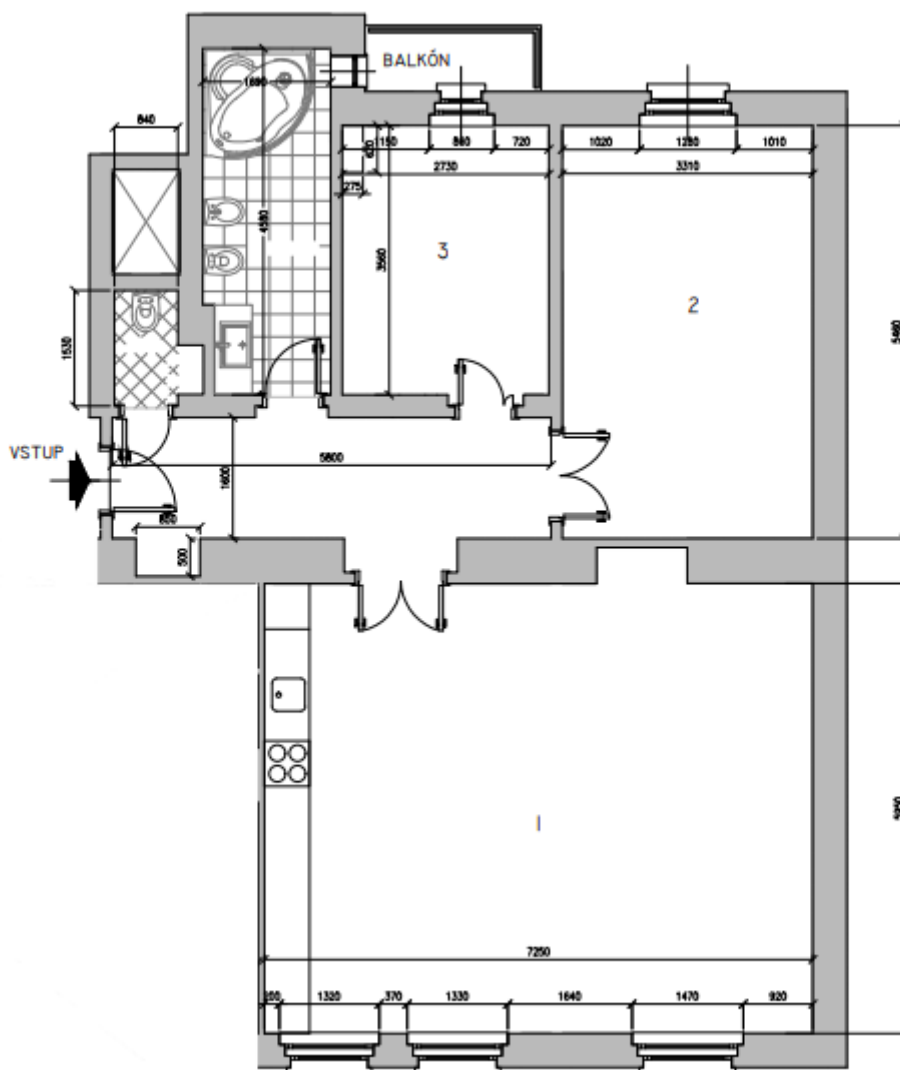
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>	PODLAHA
11	HALA	10,52	KER.DLAŽBA
12	OBYV.P. – KUCH.	44,89	KER.DLAŽBA
13	LOŽNICE	18,07	DŘEVĚNÁ VRSTVENNÁ
14	POKOJ	9,87	DŘEVĚNÁ VRSTVENNÁ
15	KOUPELNA	7,56	DŘEVĚNÁ VRSTVENNÁ
16	WC – PRAČKA	1,50	DŘEVĚNÁ VRSTVENNÁ

celkem: 92,41 m<sup>2</sup>**byt 3+kk celkem 92,41 m<sup>2</sup>****+balkón 2.04 m<sup>2</sup>**