



## Apartment Two-bedroom (3+1)

Sold

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





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Total area	90 m <sup>2</sup>
Parking	Parking in the courtyard
Cellar	-
PENB	E
Reference number	28072

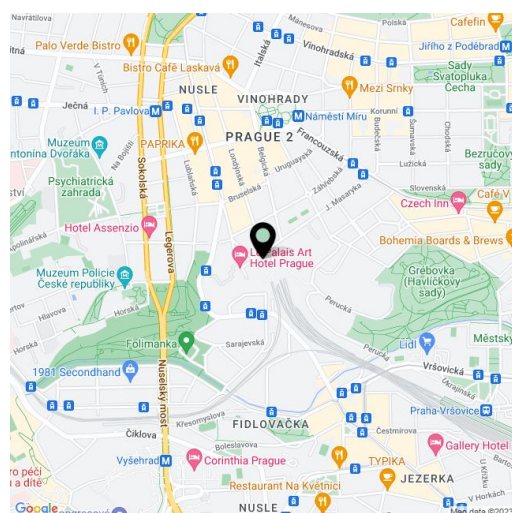
This bright apartment with plenty of storage space and parking is housed in a renovated Vinohrady apartment building with a lift. Pleasant location with all services, plenty of greenery and quick access to the center.

The layout of the 4th floor apartment consists of a living room, a separate kitchen, 2 bedrooms, a bathroom with a window (bathtub with shower, toilet, bidet, double washbasin, heating ladder), separate toilet, utility room and spacious entrance hall, from where you can enter all rooms. The living room and 1 bedroom are oriented **west to the street which is lined with trees**, a kitchen and 2nd bedroom oriented **east to a quiet courtyard**.

Features include renovated original **wooden parquet flooring** (tiles in the bathrooms, hall and in the kitchen), new windows and a fully equipped kitchen (with a gas stove). Other equipment can be left upon agreement. Heating provided by a Vaillant gas boiler. The price also includes one **parking space** in the courtyard.

There is a tram stop just a few steps from the house, the connection takes 1 minute to the **I.P. Pavlova** metro station (within walking distance), 5 minutes to **Karlovo náměstí** (B) metro station or **Náměstí Míru** (A). Cozy cafes, renowned restaurants and bistros, kindergartens and elementary schools, post office, shops, all in close proximity. The **Folimanka** and **Grebovka** parks offer green escapes. Thanks to the nearby arterial road you can travel easily by car.

Interior 90 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.