



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	45 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	32118

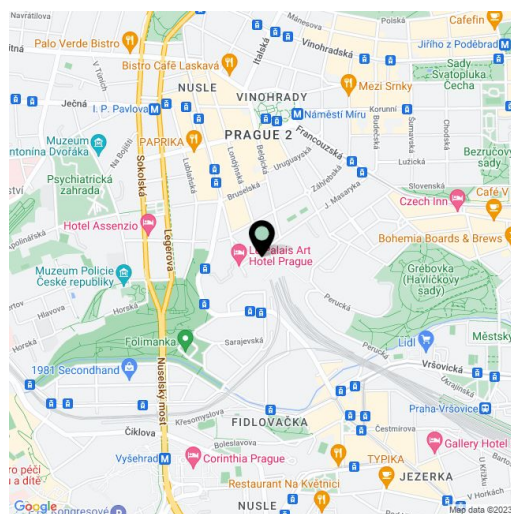
This west-facing, cozy apartment is situated on the 3rd floor of a brick building with an elevator, located on a side street in the popular district of Vinohrady, just a few steps from a tram stop and close to Grébovka Park.

The layout consists of a bright living room with a kitchen, a bedroom, a bathroom with a shower and a toilet, a hallway, and a storeroom. The rooms overlook the **tree-lined street**.

The facilities include **parquet floors** and tiles; windows are plastic. There is also a basic kitchen unit or a video intercom.

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 44.93 m<sup>2</sup>.



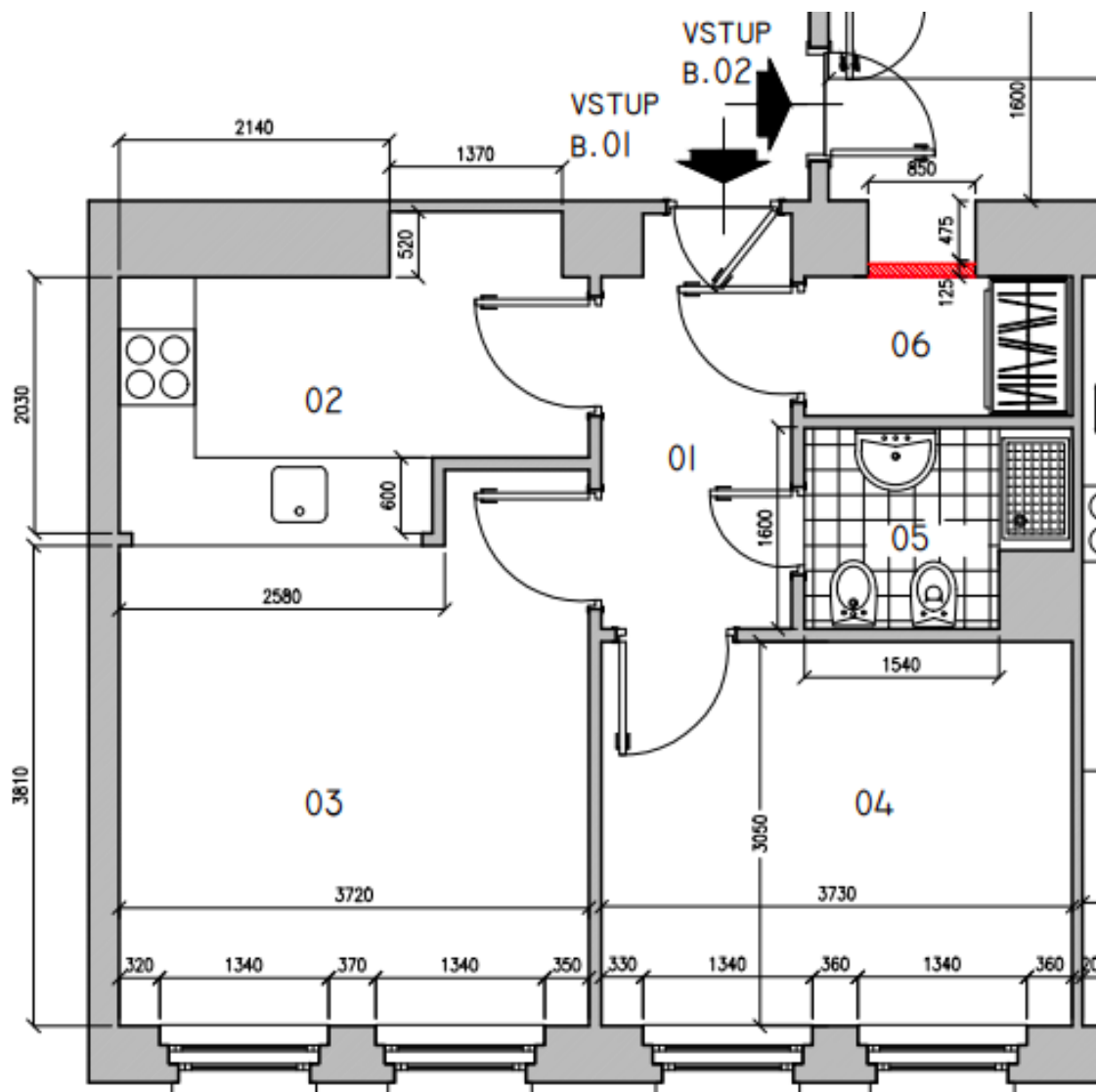
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**TABULKA MÍSTNOSTÍ****byt 01**

Č. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>	PODLAHA
01	HALA	4,80	KER.DLAŽBA
02	KUCHYŇE	7,75	KER.DLAŽBA
03	POKOUJ	15,66	DŘEVĚNÁ VRSTVENNÁ
04	POKOUJ	11,38	DŘEVĚNÁ VRSTVENNÁ
05	KOUPELNA – WC	3,0	DŘEVĚNÁ VRSTVENNÁ
06	ŠATNA	2,34	DŘEVĚNÁ VRSTVENNÁ

celkem: 44,93 m<sup>2</sup>**byt 2+1 celkem 44,93 m<sup>2</sup>**