



## Apartment Two-bedroom (3+1)

€ 612 890 | CZK 15 500 000

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





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|                  |                   |
|------------------|-------------------|
| Total area       | 92 m <sup>2</sup> |
| Floor area*      | 87 m <sup>2</sup> |
| Balcony          | 5 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | E                 |
| Reference number | 43133             |

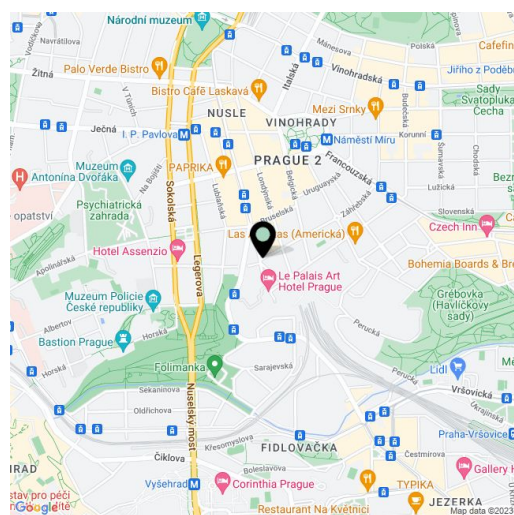
This fully-equipped apartment with 2 balconies is part of a maintained apartment building with an elevator. The building is located on a side tree-lined street in the popular district of Vinohrady, just a few steps from a tram stop and close to Grébovka Park.

The apartment on the 2nd floor consists of a bright living room with a balcony, a separate kitchen with a balcony, two bedrooms, a bathroom with a shower and toilet, a closet (with a possibility of adding a toilet), and a foyer. One of the bedrooms faces a quiet courtyard. The price includes most of the furniture.

Facilities include parquet floors and tiles, windows are wooden, the original doors have been sensitively renovated. There is also an air-conditioner, a kitchen unit with built-in appliances, and a video intercom. Heating is by a gas boiler. It is possible to rent an outdoor parking space in the courtyard.

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. Nearby Grébovka and Folimanka parks provide many sports opportunities. The Vinohrady Theater is also close-by. Traveling by car is more comfortable thanks to the proximity of the highway.

Floor area 86.56 m<sup>2</sup>, balcony 2 and 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.



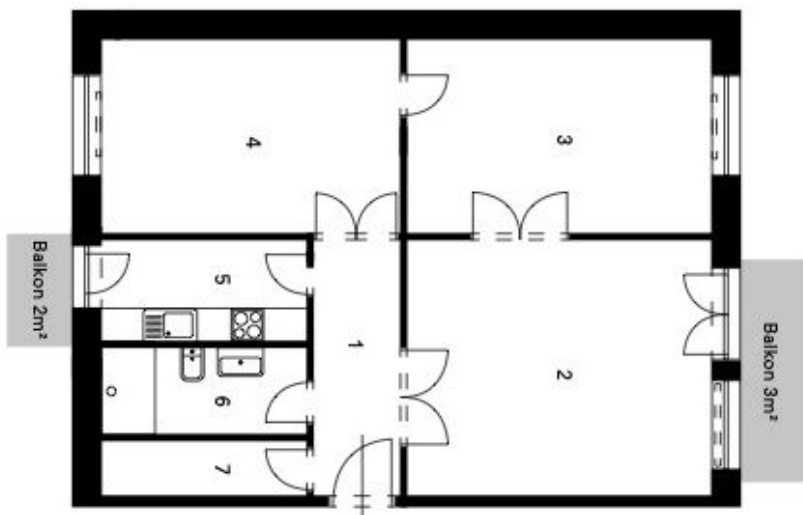
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|                       |                 |                            |
|-----------------------|-----------------|----------------------------|
| 1                     | Chodba          | 9,28 m <sup>2</sup>        |
| 2                     | Obývací pokoj   | 22,42 m <sup>2</sup>       |
| 3                     | Šatna / ložnice | 17,33 m <sup>2</sup>       |
| 4                     | Ložnice         | 19,68 m <sup>2</sup>       |
| 5                     | Kuchyň          | 8,85 m <sup>2</sup>        |
| 6                     | Koupelna + WC   | 7,61 m <sup>2</sup>        |
| 7                     | Spíž / WC       | 1,39 m <sup>2</sup>        |
| <b>Celková plocha</b> |                 | <b>86,56 m<sup>2</sup></b> |



ŠAFAŘÍKOVÁ 22

Bytová jednotka 3+kk

3.NP