



## Apartment Two-bedroom (3+1)

€ 615 690 | CZK 15 500 000

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





## Apartment Two-bedroom (3+1)

€ 615 690 | CZK 15 500 000

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

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

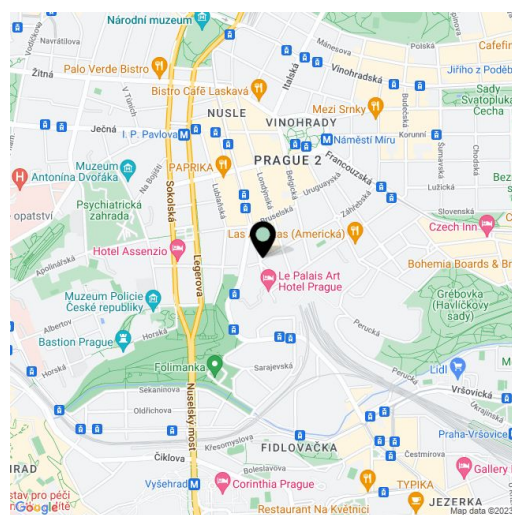
This fully-equipped apartment with 2 balconies is part of a maintained apartment building with an elevator. The building is located on a side tree-lined street in the popular district of Vinohrady, just a few steps from a tram stop and close to Grébovka Park.

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.



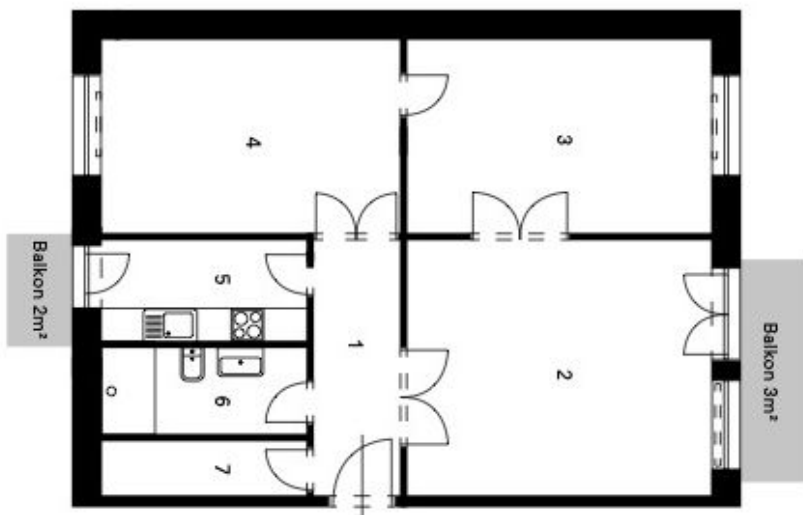
## Apartment Two-bedroom (3+1)

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

€ 615 690 | CZK 15 500 000



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