

Apartment Two-bedroom (3+kk)

Sold

79 m², Prague 2, Vinohrady, Šafaříkova



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| | |
|------------------|-------------------|
| Total area | 79 m ² |
| Parking | - |
| Cellar | Yes |
| Service price | 3 100 CZK monthly |
| PENB | D |
| Reference number | 34127 |

This bright, practically designed apartment with high ceilings is situated on the 2nd floor of a classic Vinohrady apartment building with an elevator. The popular location offers perfect access to the city center and proximity to several parks.

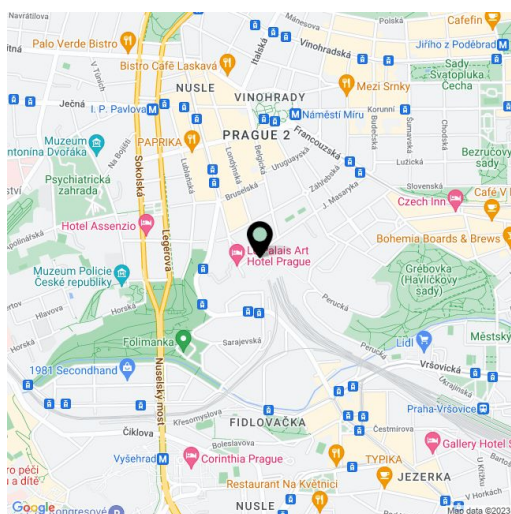
The layout consists of an east-facing living room with a kitchen, a bedroom overlooking the green courtyard, a second bedroom with a **walk-in closet**, a bathroom (with a bathtub, shower, and washing machine), a guest toilet, and a hallway.

The facilities include new **varnished parquet floors**, **heated tiles** in the bathroom, and casement windows. The kitchen is equipped with **AEG** and **Electrolux** appliances, the bedroom has a new built-in wardrobe. Heating is by a Protherm gas boiler.

The building is located on a side street near a tram stop; the ride to the city center takes about 5 minutes. The I. P. Pavlova metro station is a 10-minute walk away. Within walking distance, there is a supermarket and other shops, as well as a post office, several restaurants, cafes, and fast food eateries, and schools from kindergartens to high schools. The entrance to the Nad Bělehradskou, Folimanka, and **Grebovka** parks is nearby.

Interior 79 m², cellar 2.45 m².

The property is suitable for housing or as an investment opportunity; a tenant is secured.



* 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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