



Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 2, Vinohrady, Šafaříkova



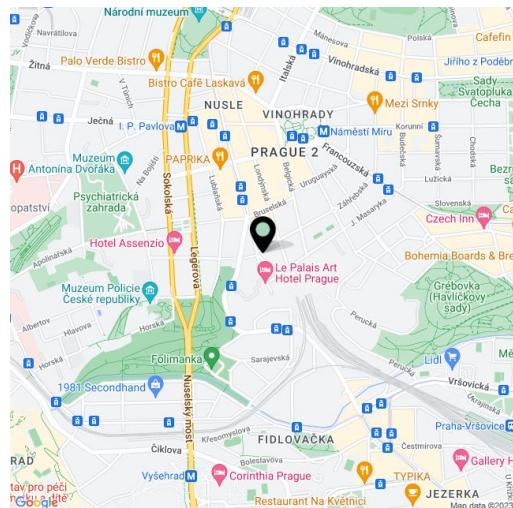


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Total area	94 m ²
Floor area*	92 m ²
Balcony	2 m ²
Parking	One outdoor parking space at add. cost
Cellar	Yes
PENB	E
Reference number	20492



* 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.

This spacious air-conditioned apartment with a balcony and 2 fireplaces 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 3rd floor consists of a generously designed bright living room with a kitchen, a bedroom with a balcony, a 2nd bedroom, a bathroom with shower and toilet, a guest toilet, and a foyer. Both bedrooms are face east towards a quiet courtyard.

The facilities include parquet floors and tiles; windows are wooden. There are also 2 fireplaces (in the living room and 1 bedroom), a kitchen with built-in appliances, a hydromassage shower cabin, or a video intercom. Heating is by a gas boiler. It is possible to buy an outdoor parking space in the courtyard and a cellar unit (also separately).

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.

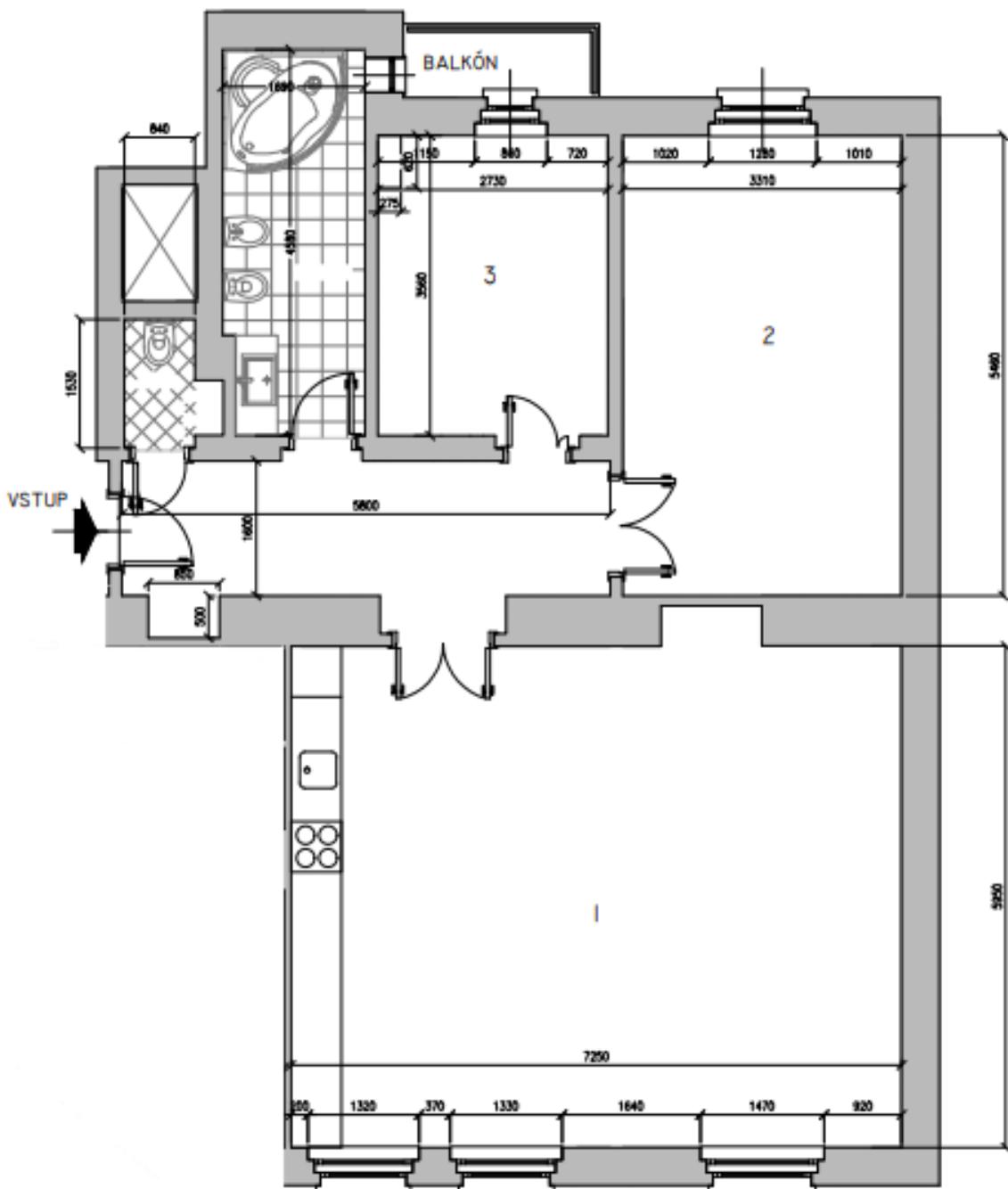
Interior 92.41 m², balcony 2 m².



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byt 3+kk celkem 92,41 m²
+balkón 2,04 m²

celkem: 92,41 m²

Č. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m ²	PODLAHA
11	HALA	10,52	KERAMIZA
12	OBÝV.P. – KUCH.	44,89	KERAMIZA
13	LOŽNICE	16,07	DŘEVĚNÁ VRSTVENNÁ
14	POKOK	9,87	DŘEVĚNÁ VRSTVENNÁ
15	KOUPELNA	7,56	DŘEVĚNÁ VRSTVENNÁ
16	WC – PRÁČKA	1,50	DŘEVĚNÁ VRSTVENNÁ