



## Apartment Two-bedroom (3+kk)

Sold

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

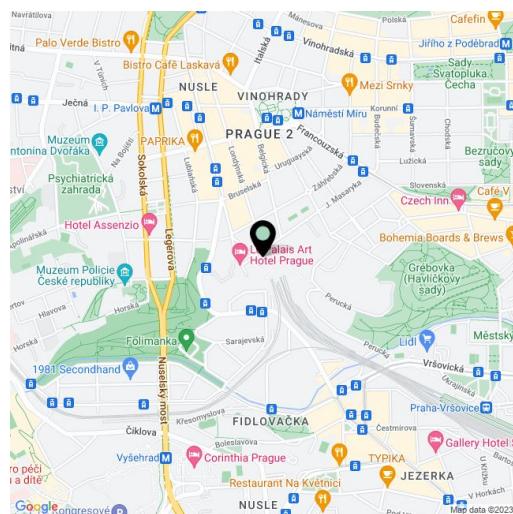




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Total area	79 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 100 CZK monthly
PENB	D
Reference number	34127



\* 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 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 m<sup>2</sup>, cellar 2.45 m<sup>2</sup>.

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



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