



Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 2, Vinohrady, Šafaříkova

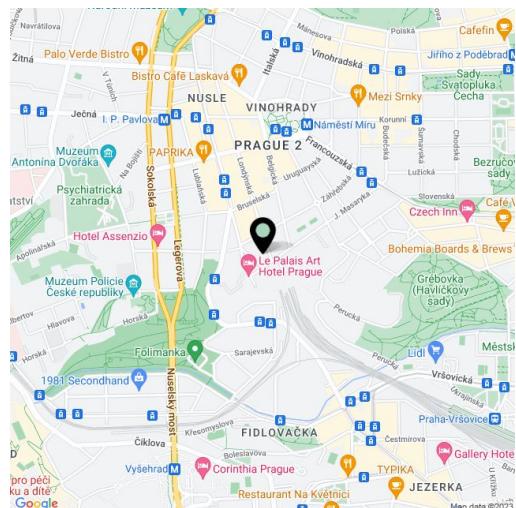




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Total area	83 m ²
Parking	-
Cellar	-
PENB	B
Reference number	35780



* 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 new, bright duplex apartment finished to a high standard and with beautiful views of the surrounding area is located on the 5th floor of a historic corner house. The building is located in the attractive Vinohrady district at the intersection of Šafaříkova and Jana Masaryka streets, close to the Folimanka and Grébovka parks.

The entrance level consists of a living room with a preparation for a kitchen, a separate toilet, and a hallway. In the attic, there are 2 bedrooms, a gallery, and a bathroom.

Facilities include **wooden floors**, ceramic tiles in the bathroom, partitions with acoustic insulation, new **wooden casement windows** facing the street, **aluminum French windows** with insulated safety triple-glazing with UV filters towards the courtyard, **Velux** wooden skylights with electrically operated blinds, a **Next** security entrance door, **Sapeli** interior doors, Grohe sanitary ware, an Atrea Duplex **recuperation unit** with the possibility of reheating and cooling, wiring for a TV and Internet reception, a Jablotron security system, and a fire security system. Accessible by elevator, the attic is designed as energy-efficient. The building has been reconstructed and a new gas boiler room providing central heating was created. There is a possibility to park in front of the building in the zone for residents.

In the immediate vicinity, there are many restaurants and cafes, schools from kindergartens to high schools, grocery stores, and other shops and services. A tram stop is a 5-minute walk away, and the I. P. Pavlova or Náměstí Míru metro stations are within walking distance. The neighborhood is made beautiful by the presence of **landscaped parks**, the largest of which is Grébovka with many romantic trails. **Folimanka** Park offers space for sports activities.

Interior 83 m².