



## Apartment One-bedroom (2+1)

Sold

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





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Total area	76 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	35261

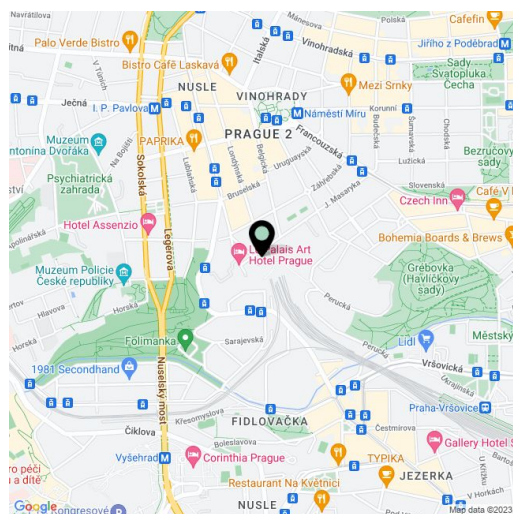
This classic Vinohrady apartment with high ceilings, an airy corner room, and original architectural elements is situated on the 1st floor of a building with historic style common areas near I. P. Pavlova, náměstí Míru Square, or Folimanka and Grebovka parks. The unit is approved as an apartment and is currently used as an office.

The interior is **suitable for renovation** and it is also possible to renew the door between the hallway and the corner room with two windows (planned as a bedroom), which is ideal as a living room. The layout offers a total of 2 large rooms, a separate kitchen, a bathroom, a hallway, and a foyer.

Facilities include original casement windows, castle **parquet floors in a Viennese cross pattern**, or **wooden double-leaf coffered doors with paneling**. Heating is by the apartment's own gas boiler. The purchase price includes a **cellar**. The building is well maintained and has an elevator.

Located on a quiet side street near a tram stop, the **ride to the city center is only about 5 minutes**. The **I. P. Pavlova and Náměstí Míru metro stations** are a 10-minute walk away. Within walking distance, there is also a supermarket and many other shops, as well as a post office, restaurants, cafes, fast food, and schools ranging from kindergartens to high schools.

Interior 75.6 m, cellar 2.20 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.





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