



## Apartment One-bedroom (2+1)

Sold

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





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

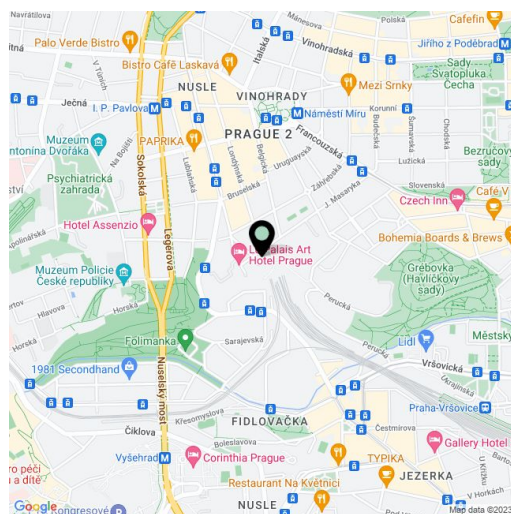
This classic **Vinohrady** apartment with high ceilings, an airy corner room, and original architectural elements is situated on the 1st floor of a building with historic style common areas near **I. P. Pavlova, náměstí Míru Square, or Folimanka and Grebovka parks**. The unit is approved as an apartment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