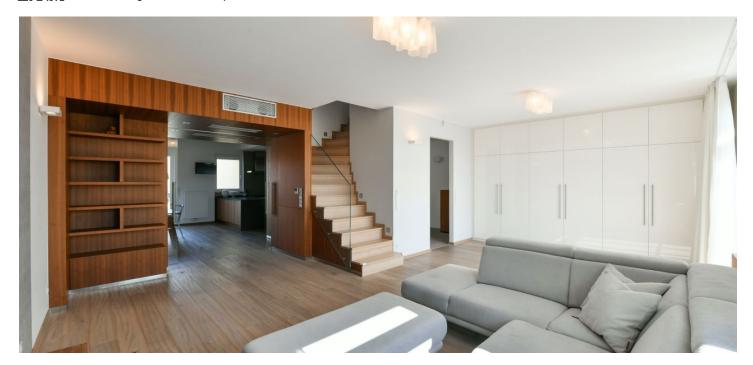
Sold

181 m², Prague 2, Vinohrady, Šafaříkova











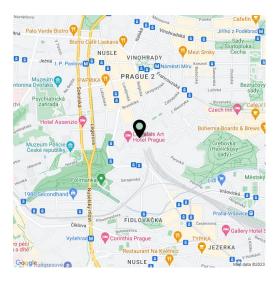




Sold

181 m², Prague 2, Vinohrady, Šafaříkova

Total area	191 m²
Floor area*	181 m²
Balcony	10 m²
Terrace	50 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	36437



* 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, air-conditioned duplex apartment with a balcony, a rooftop terrace, 2 parking spaces in the courtyard, a carefully-thought-out layout, and high standard equipment is located on the 5th and 6th floors of a brick apartment building with an elevator. An attractive Vinohrady location with a perfect connection to the city center and close to the large Grébovka Park.

On the entrance level, there is a spacious living room with French windows, a dining room, and a kitchen with a **10 sq. m. balcony**. There is also a pantry/utility room, 2 separate toilets, and a hall. Upstairs, you will find the master bedroom with a fitted wardrobe and en-suite bathroom (bathtub, shower, toilet, and skylight), another 2 bedrooms with views of the Prague Castle and a shared bathroom (bathtub and shower). The **50 sq. m. rooftop terrace** offers beautiful views of the rooftops of Vinohrady, the church of St. Ludmila, and the Žižkov TV Tower.

The interior features wooden floors, air-conditioning in all rooms, exterior security blinds (towards the yard), bespoke built-in furniture, Villeroy & Boch sanitary ware and tiles, a kitchen with electronic drawers and cabinets and Siemens and Gaggenau appliances including 2 wine refrigerators, a security system, and a central switch. On the rooftop terrace, there is a pergola with a motorized retractable roof; the hedge has an automatic irrigation system. Heating is provided by 2 gas boilers. The apartment comes with 2 parking spaces in the courtyard and 1 to 2 cellars by arrangement.

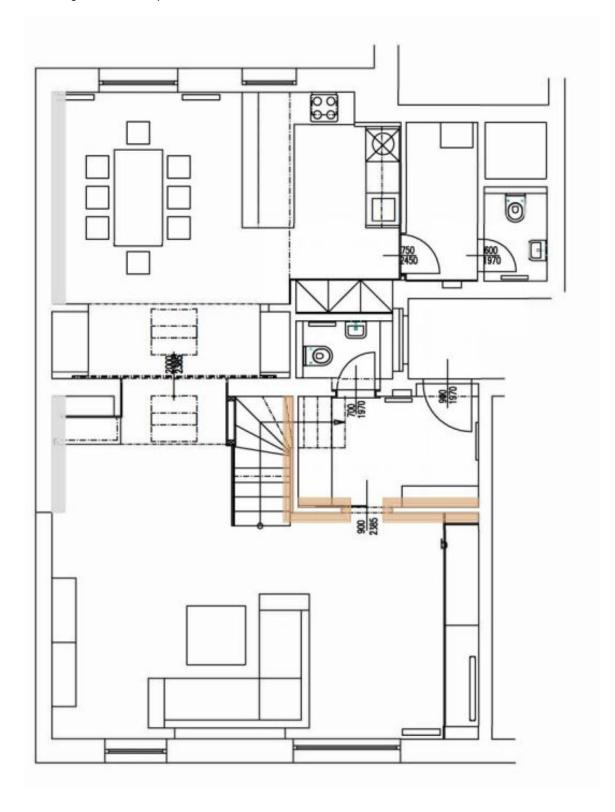
The Vinohrady district with tree-lined streets and rich greenery boasts a full spectrum of first-rate services and quick access to the city center. In the immediate vicinity of the building there is a restaurant and cafe, a post office, and kindergartens and elementary schools, including the prestigious Lauder School with a high school. Grocery stores and other shops are nearby. The I. P. Pavlova metro station (line C) is one tram stop or a 10-minute walk away. You can reach the large **Grébovka Park**, as well as Folimanka Park, the Kateřinská Garden and other parks on foot in just a few minutes.

Interior 181.16 m², balcony 10 m², terrace 50 m².



Sold

181 m², Prague 2, Vinohrady, Šafaříkova





181 m², Prague 2, Vinohrady, Šafaříkova

