



## Apartment Four-bedroom (5+kk)

Sold

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





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Total area	191 m <sup>2</sup>
Floor area*	181 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36437

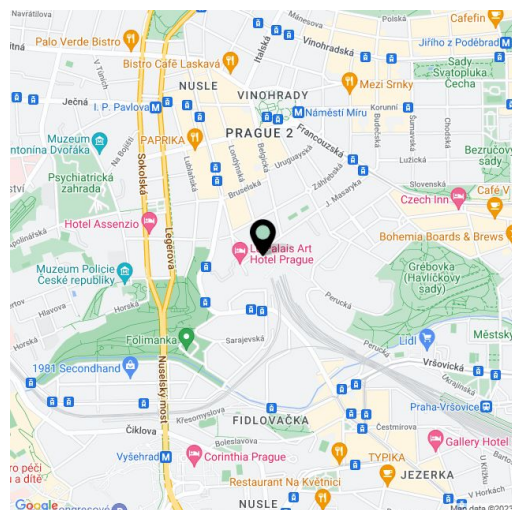
This bright, air-conditioned duplex apartment with a balcony, a rooftop terrace, 2 parking spaces in the courtyard, a carefully-thought-out layout, and high standard equipment is located on the 5th and 6th floors of a brick apartment building with an elevator. An attractive Vinohrady location with a 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 m<sup>2</sup>, balcony 10 m<sup>2</sup>, terrace 50 m<sup>2</sup>.



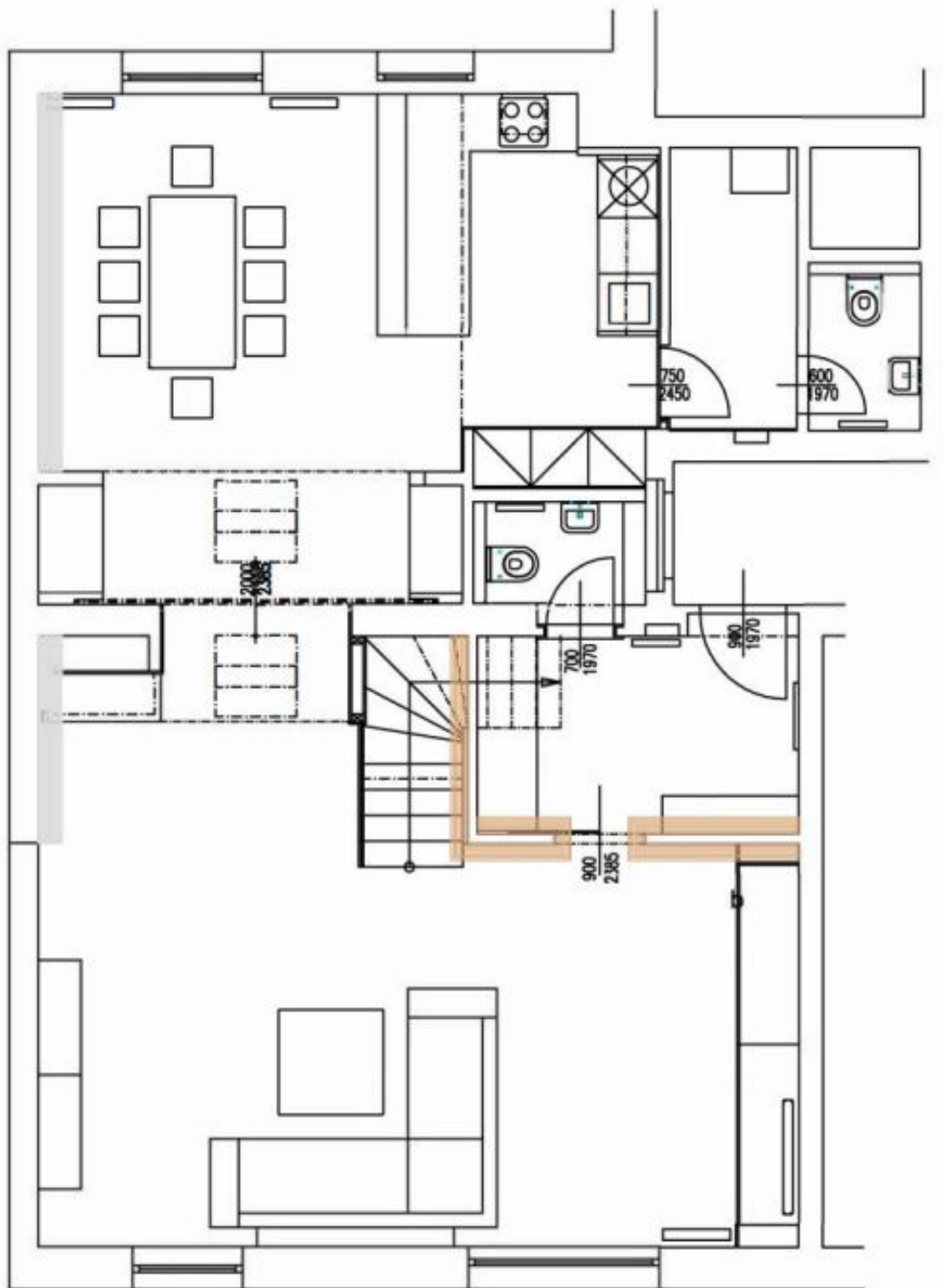
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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