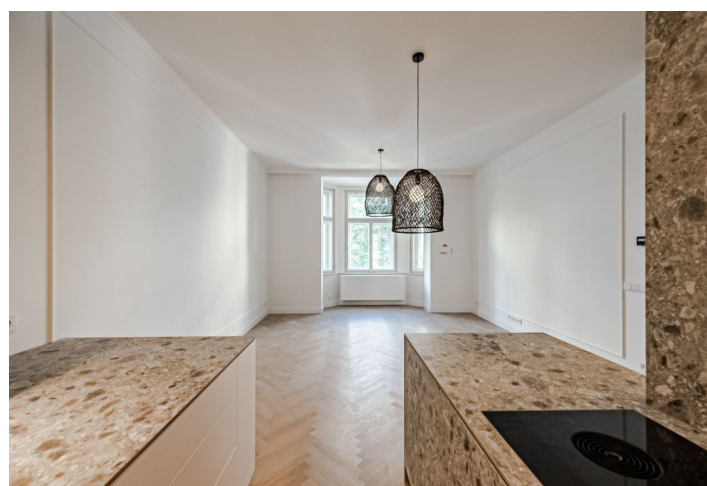
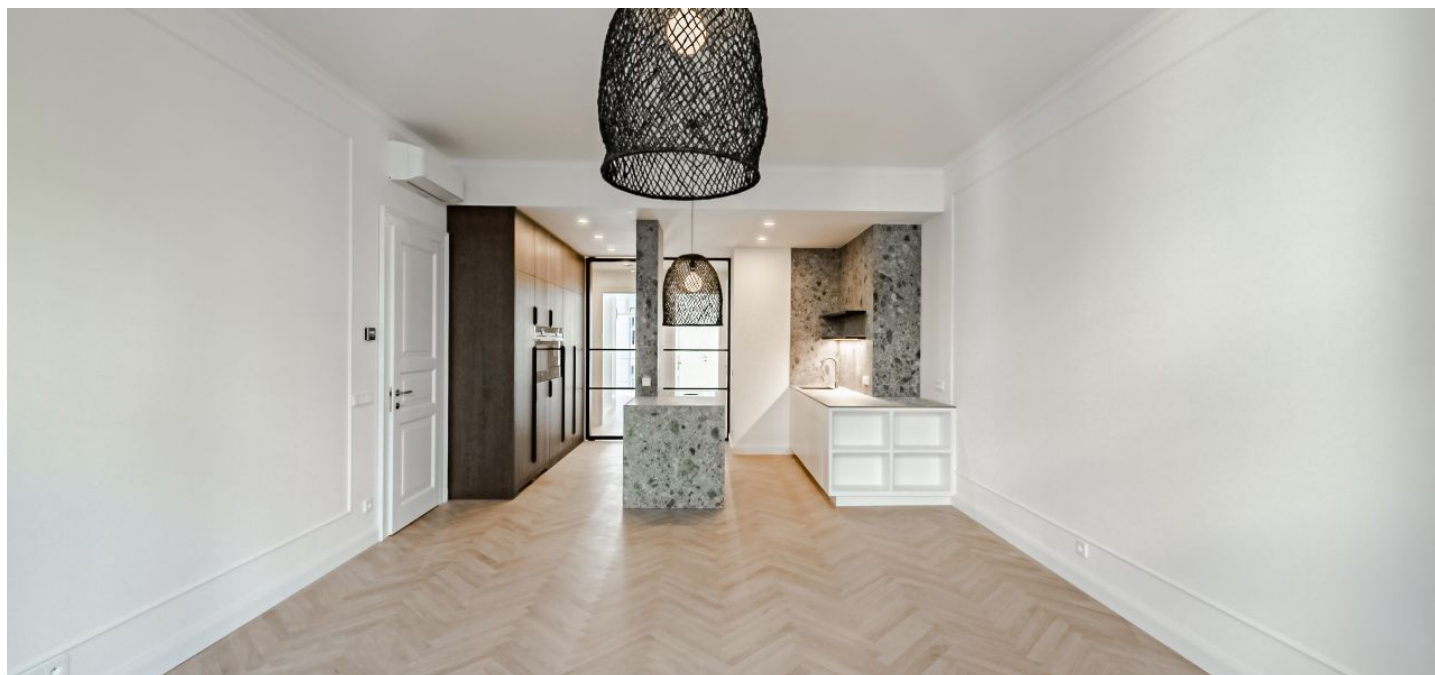


Apartment Three-bedroom (4+kk)

€ 3 599 | CZK 90 000

118.9 m², Prague 2, Vinohrady, Mánesova



Apartment Three-bedroom (4+kk)

€ 3 599 | CZK 90 000

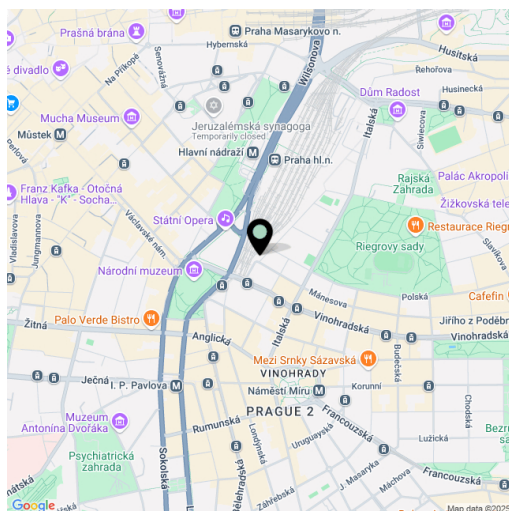
118.9 m², Prague 2, Vinohrady, Mánesova

Total area	122 m²
Floor area*	119 m²
Balcony	3 m²
Parking	-
Cellar	7 m²
Service price	Monthly deposit for services, water, and heating: CZK 12,500. Electricity is billed separately (transferred to the tenant).
PENB	G
Reference number	108149
Available from	15.07.2025

This high-standard, unfurnished 2-bathroom apartment with a southeast-facing balcony is situated on the 2nd floor of a completely meticulously renovated traditional apartment building with an elevator and preserved original architectural details. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square with a metro station. This attractive residential location offers a variety of shopping opportunities including a popular farmers' market, restaurants, cafes, and bistros, a wide selection of schools, landscaped parks, playgrounds, and easy access to the city center by metro, tram, and car.

The apartment features a living room with bay windows and a fully fitted open plan kitchen, a large bedroom with an en-suite bathroom (bathtub, toilet), 2 bedrooms, a family bathroom (walk-in shower, toilet), a separate guest toilet, 2 closets, and an entrance hall. The balcony facing the nicely landscaped green courtyard is accessible from one of the bedrooms.

Air-conditioning units, hardwood parquet floors, new wooden casement windows, double-leaf wooden cassette entrance door with period profiling and brass fittings, high amount of built-in storage space, central heating, induction hob with an integrated hood, sanitary ware by the Tres, Catalano, and Bette brands, 2 cellars.

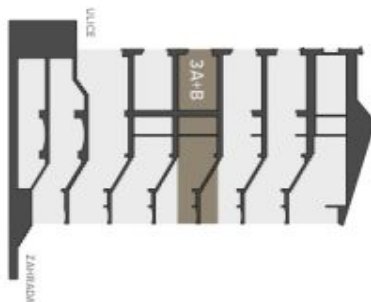


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

Apartment Three-bedroom (4+kk)

€ 3 599 | CZK 90 000

118.9 m², Prague 2, Vinohrady, Mánesova



Řez domem
Poloha bytu v rámci domu



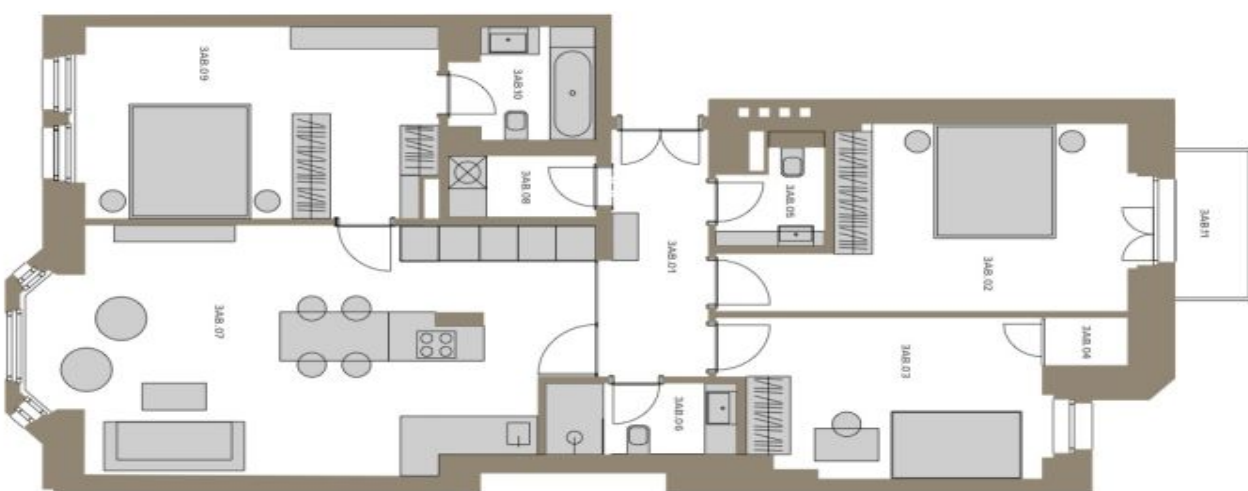
Podrobný podlaží
Umístění bytu na pátě

BYTOVÝ PROSTOR

3A+B 4+KK

3. NP 125,2 M²

3AB 01 HALA	7,3 m ²
3AB 02 LOŽNICE	18,4 m ²
3AB 03 LOŽNICE	14,1 m ²
3AB 04 KOMORA	11 m ²
3AB 05 TOALETÁ	2,7 m ²
3AB 06 KOUPELNA	3,9 m ²
3AB 07 OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUTEM	36,5 m ²
3AB 08 KOMORA	2,6 m ²
3AB 09 LOŽNICE	19,6 m ²
3AB 10 KOUPELNA	4,3 m ²
3AB 11 BALKON	3,1 m ²
S2.3A SKLEP	3,2 m ²
UZÍTNÁ PLOCHA CELKEM (včetně balkonů a sklepu)	116,8 m²
CELKOVÁ PLOCHA (včetně balkonů, konstrukcí a sklepu)	125,2 m²



WWW.MANESOVA86.COM