

## Apartment Two-bedroom (3+kk)

Rented

134 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova



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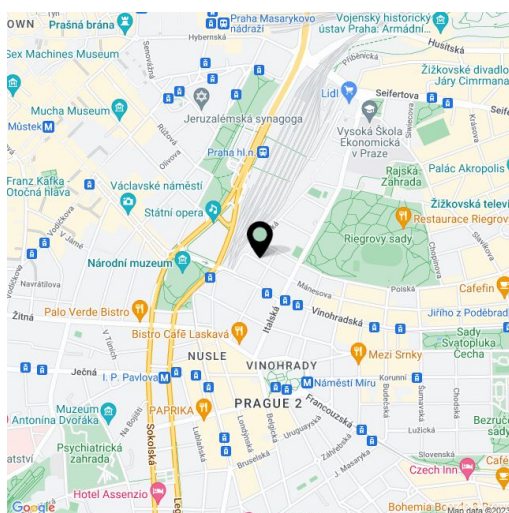
134 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	134 m <sup>2</sup>
Parking	Garage parking at CZK 4500/month.
Garage	Yes
Cellar	-
PENB	D
Reference number	11612
Available from	Immediately

Modernized, furnished and fully air-conditioned 2-bedroom 3-bathroom split-level attic apartment spread out over the 5th and 6th floor of a well kept, beautifully renovated Art Nouveau building with an elevator and tastefully preserved original details, e.g. gilded stucco ornaments or replicas of brass chandeliers. Located in Vinohrady, one of the trendiest residential areas in Prague, close to the city center and the lovely Riegrovy Sady Park, within walking distance of Wenceslas Square.

Boasting large atelier windows (with views of the Prague Castle) along a spacious and airy living room, the apartment includes a fully fitted open plan kitchen, 2 en-suite bedrooms, 3 bathrooms, a utility room, and an entrance hall.

Alarm system, high speed Internet, satellite connection, telephone line, **solid wood parquet floors**, tiles, security entry door, built-in wardrobes, gas heating, washer, dishwasher, microwave oven, TV. The building amenities include an alarm connected to a security agency, surveillance cameras throughout, a fire alarm system in the garages. There is a common terrace and garden in the courtyard. Parking available in an on-site underground garage at CZK 4500/month. Service charges and deposit for utilities CZK 5,000/month.

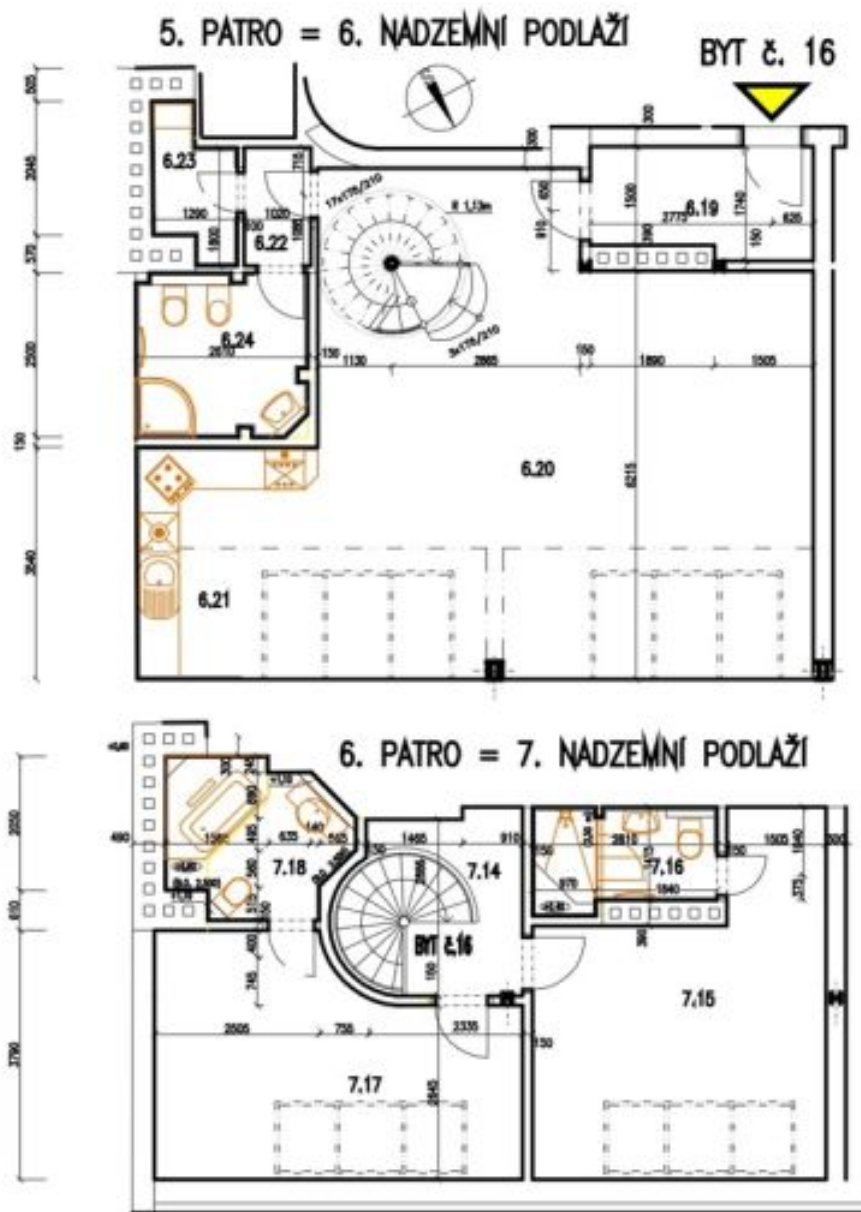


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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## LEGENDA MÍSTNOSTI

Č.M.   NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>	DRUH PODLAHY
6.19   ZADVĚRÍ	5.45	KERAMICKÁ DLAŽBA
6.20   OBÝVACÍ POKOJ	53.04	DUBOVÉ VLYSY
6.21   KUCHYŇSKÝ KOUT	9.74	KERAMICKÁ DLAŽBA
6.22   PŘEDSÍŇ - SOC. ZAŘÍZENÍ	1.84	KERAMICKÁ DLAŽBA
6.23   PRAČKA/KOTEL	2.49	KERAMICKÁ DLAŽBA
6.24   KOUPELNA	6.35	KERAMICKÁ DLAŽBA
7.14   SCHODISŤE	7.05	DUBOVÉ VLYSY
7.15   LOŽNICE	19.95	DUBOVÉ VLYSY
7.16   KOUPELNA	4.20	KERAMICKÁ DLAŽBA
7.17   POKOJ	17.94	DUBOVÉ VLYSY
7.18   KOUPELNA	5.96	KERAMICKÁ DLAŽBA