

## Apartment One-bedroom (2+kk)

Sold

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

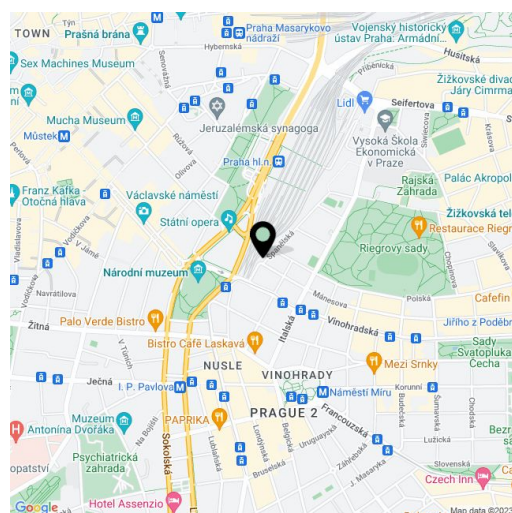


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Total area	68 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38151



\* 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.

We have the exclusive right to sell this apartment that is finished to a high standard with a balcony that fully faces a green courtyard. Located in the recently completed Mánesova78 Residence, it is situated in an attractive address in the city center, near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the second floor consists of a living room with a preparation for an open plan kitchen and access to a balcony, a bedroom with a bathroom, a separate toilet, and a foyer.

High-standard facilities include Foglie D'oro parquet floors, DelConca imitation marble tiles, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. Cellar storage unit at extra cost.

Mánesova Street, surrounded by important buildings by famous architects as well as restaurants, bistros, and cafes, including the popular Kaaba Café, connects Jiřího z Poděbrad Square to the Main Railway Station. The ride to the city center is quick thanks to the proximity of a metro station and tram stop less than a 5-minute walk away. On nearby Jiřího z Poděbrad Square with the iconic Church of the Sacred Heart of the Lord by Josip Plečnik there are nice bars, cafes, shops, and regular farmers' markets. You can go for pleasant walks in nearby Riegrovy Sady Park with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 65.5 m<sup>2</sup>, balcony 2 m<sup>2</sup>, cellar 2 m<sup>2</sup>

Photos with furniture are from the show flat.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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Užitná plocha bytu	59.70m <sup>2</sup>
Plocha přístěk	5.80m <sup>2</sup>
Celková plocha bytu	65.50m <sup>2</sup>
Balkon	2.00m <sup>2</sup>
Plocha celkem	67.50m <sup>2</sup>



**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 x A4 11/2020  
ČÁST: STAVEBNÍ  
MĚŘITOK:  
VÝKRES: ČÍSLO VÝKRESU:  
BYT 301