

## Apartment Two-bedroom (3+kk)

€ 2 403 | CZK 60 000

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



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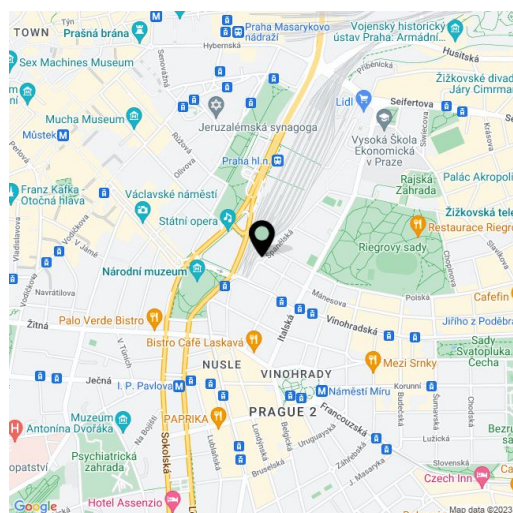
96 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	98 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges and energies: CZK 8,000/month.
PENB	D
Reference number	40669
Available from	Immediately

This bright and stylish, fully furnished 2-bedroom 2-bathroom apartment with a balcony has been finished to a high standard. Situated on the third floor of the Mánesova78 Residence - a completely newly renovated historical building designed by the renowned OOOOX studio. Located in the attractive residential neighborhood of Vinohrady, on a quiet street in close proximity to the lovely Riegrovy sady Park and just one block from Jiřího z Poděbrad Square with a metro station, a tram stop, a regular farmers' market, and many quality cafes, bistros and restaurants. A location with very quick access to the city center and full amenities, within walking distance of the Atrium Flora shopping mall.

The interior features a comfortable living room with a dining area and a fully integrated kitchen, a master bedroom with built-in wardrobes and a balcony facing the courtyard, two bathrooms (walk-in shower, toilet / bathtub, toilet), and a hall with built-in wardrobes and storage space.

Top quality equipment and finishes, air-conditioning, high ceilings, large windows, Foglie D'oro hardwood parquet floors, DelConca tiling with marble effect, wooden windows, security entry door, central heating, Miele kitchen appliances, dishwasher, washer / dryer, induction cooktop, wine fridge, kitchenware, video entry phone, cellar, lift.

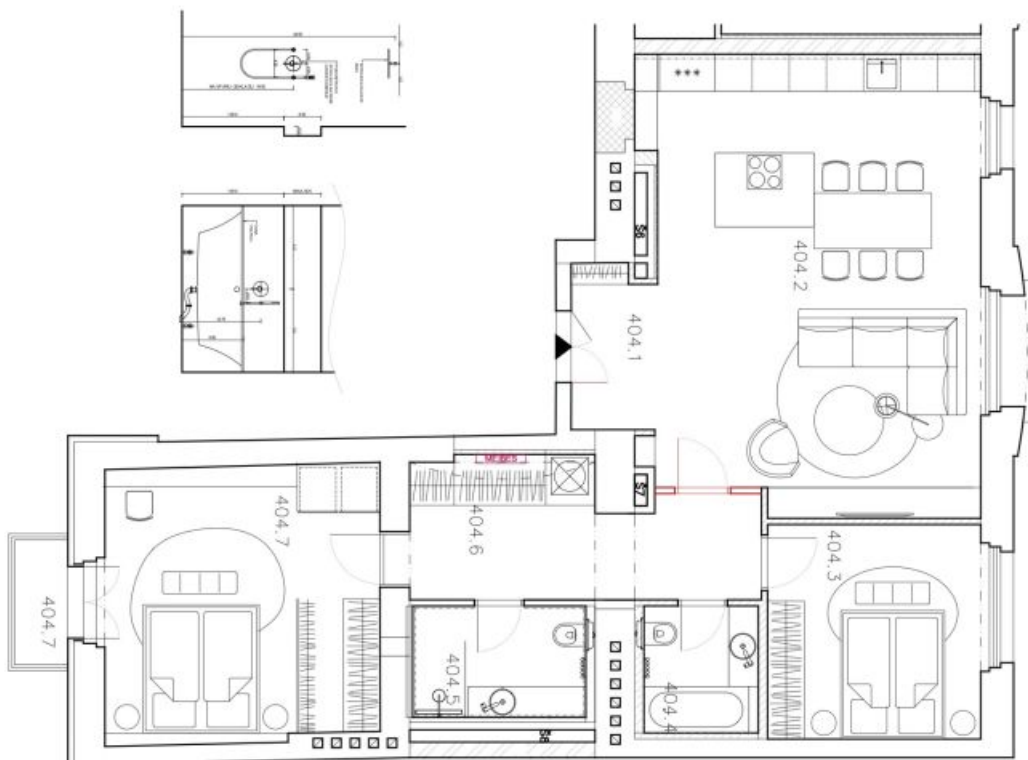


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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TABULKA MÍSTNOSTI

404.1	HALL	3.60m <sup>2</sup>
404.2	LIVING ROOM + KITCHEN	39.50m <sup>2</sup>
404.3	BEDROOM	12.30m <sup>2</sup>
404.4	BATHROOM	3.80m <sup>2</sup>
404.5	BATHROOM	5.10m <sup>2</sup>
404.6	HALL	11.70m <sup>2</sup>
404.7	BEDROOM	20.30m <sup>2</sup>
404.7	BALCONY	2.40m <sup>2</sup>
		98.40m <sup>2</sup>

Užitná plocha bytu	96.30m <sup>2</sup>
Celková plocha bytu	105.60m <sup>2</sup>
Prodejní plocha bytu	107.70m <sup>2</sup>