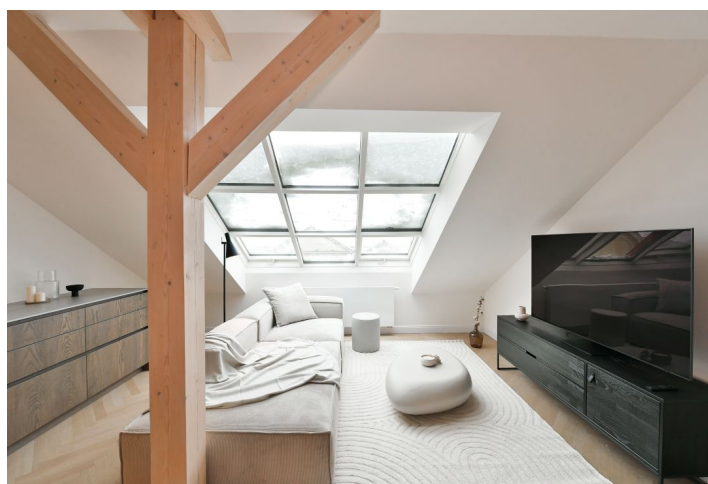




Apartment Two-bedroom (3+kk)

Rented

91 m², Prague 2, Vinohrady, Mánesova



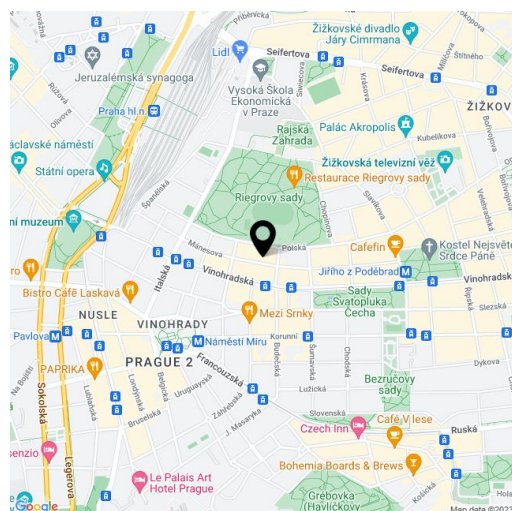


Apartment Two-bedroom (3+kk)

Rented

91 m², Prague 2, Vinohrady, Mánesova

Total area	94 m²
Floor area*	91 m²
Balcony	3 m²
Parking	-
Cellar	3 m²
Service price	Monthly deposit for services, water, and heating CZK 8,000. Electricity - transferred to the tenant.
PENB	D
Reference number	100704
Available from	Immediately



This high-end fully refurbished, semi-furnished, air-conditioned attic apartment with a balcony is situated on the 5th floor of a completely meticulously renovated Vinohrady apartment building with a new 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. This attractive residential location offers a variety of shopping opportunities including a popular farmer's 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. A metro station and a tram stop are just a minute's walk away.

The interior features a living room with a fully fitted open plan kitchen and a skylight, a master bedroom with a **balcony**, a bedroom with a small storage room, a bathroom (walk-in shower, toilet), an additional separate toilet, and an entrance hall.

Air-conditioning, smart home system, hardwood parquet floors, large-format tiles, built-in wardrobes in the bedrooms and hall, designer furniture, underfloor heating in the bathroom, washer, dryer, custom-made kitchen, dishwasher, induction cooktop, microwave oven, TV, cellar.

* 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 Two-bedroom (3+kk)

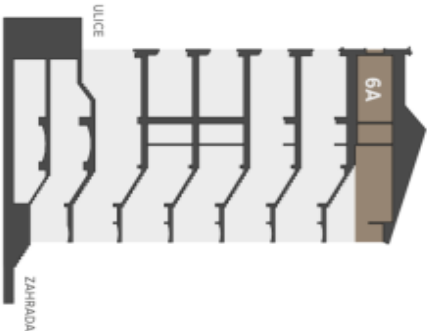
Rented

91 m², Prague 2, Vinohrady, Mánesova

Půdorys podlaží
Umístění bytu na patře



Řez domem
Pozice bytu v rámci domu



BYTOVÝ PROSTOR

3+KK

6.NP 96,9 M²

6A.01	HALA	10,6 m²
6A.02	LOŽNICE	17,6 m²
6A.03	LOŽNICE	14,1 m²
6A.04	KOMORA	1,5 m²
6A.05	TOALETA	1,5 m²
6A.06	KOUPELNA	3,7 m²
6A.07	OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUTEM	38,0 m²
6A.08	BALKON	3,1 m²
6A.09	SKLEP	2,8 m²
UŽITNÁ PLOCHA CELKEM (včetně balkonu a sklepu)		92,9 m²
CELKOVÁ PLOCHA (včetně balkonu, konstrukcí a sklepu)		96,9 m²

