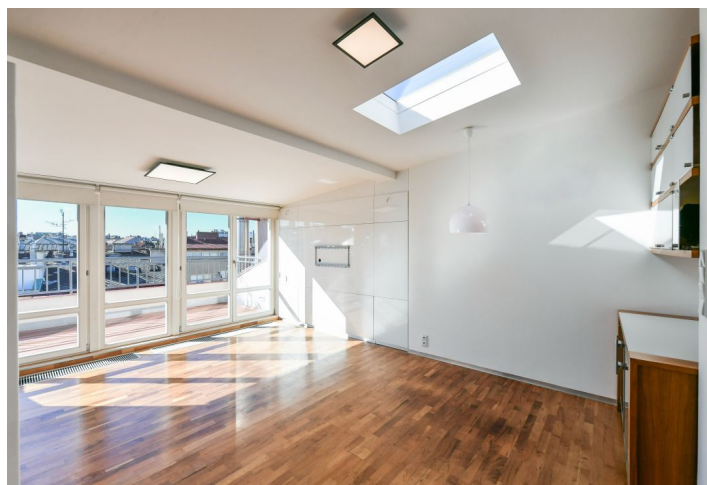




## Apartment Two-bedroom (3+kk)

Rented

86 m², Prague 2, Vinohrady, Mánesova





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Rented

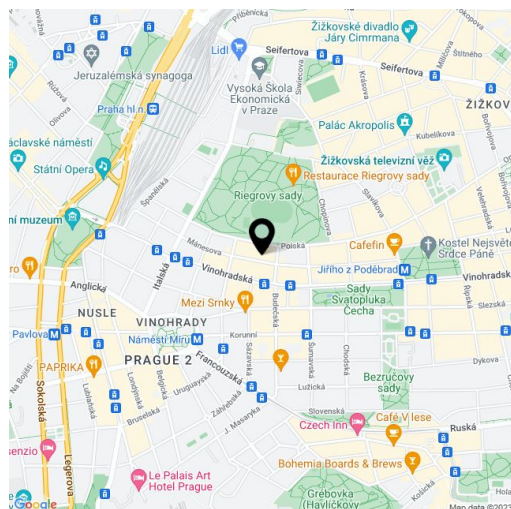
86 m², Prague 2, Vinohrady, Mánesova

Total area	96 m²
Floor area*	86 m²
Terrace	10 m²
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 3,000. Electricity and gas - transferred to the tenant.
PENB	Not required
Reference number	103479
Available from	Immediately

This bright partially refurbished unfurnished split-level apartment with a terrace is on the 4th floor of a renovated historic residential building with an elevator. Conveniently located in the highly sought-after residential neighborhood of Vinohrady, on a quiet street just one block from lively Vinohradská Street with the Czech Radio Building, just moments from the popular Riegrovy Sady Park, the National Museum, and Wenceslas Square with the Muzeum metro station. Complete amenities are available within easy reach.

The lower level of the apartment includes 2 bedrooms with built-in wardrobes, a bathroom (bathtub), a separate toilet, and an entrance hall with a built-in wardrobe. The **air-conditioned** upper floor features a living room with a fully fitted open plan kitchen and a **south-facing terrace overlooking the courtyard facing** offering views of the rooftops of the Basilica of St. Ludmila, the National Museum, and the Žižkov TV tower, a storage room, and a bathroom (walk-in shower, toilet).

Wooden floating floors, poured resin screed floors, ample built-in wardrobes and storage, awning over the terrace, gas boiler, underfloor heating in the bathrooms, washer, dryer, dishwasher, induction cooktop, two wine fridges and microwave oven. Available from August 2025 or earlier upon agreement.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.