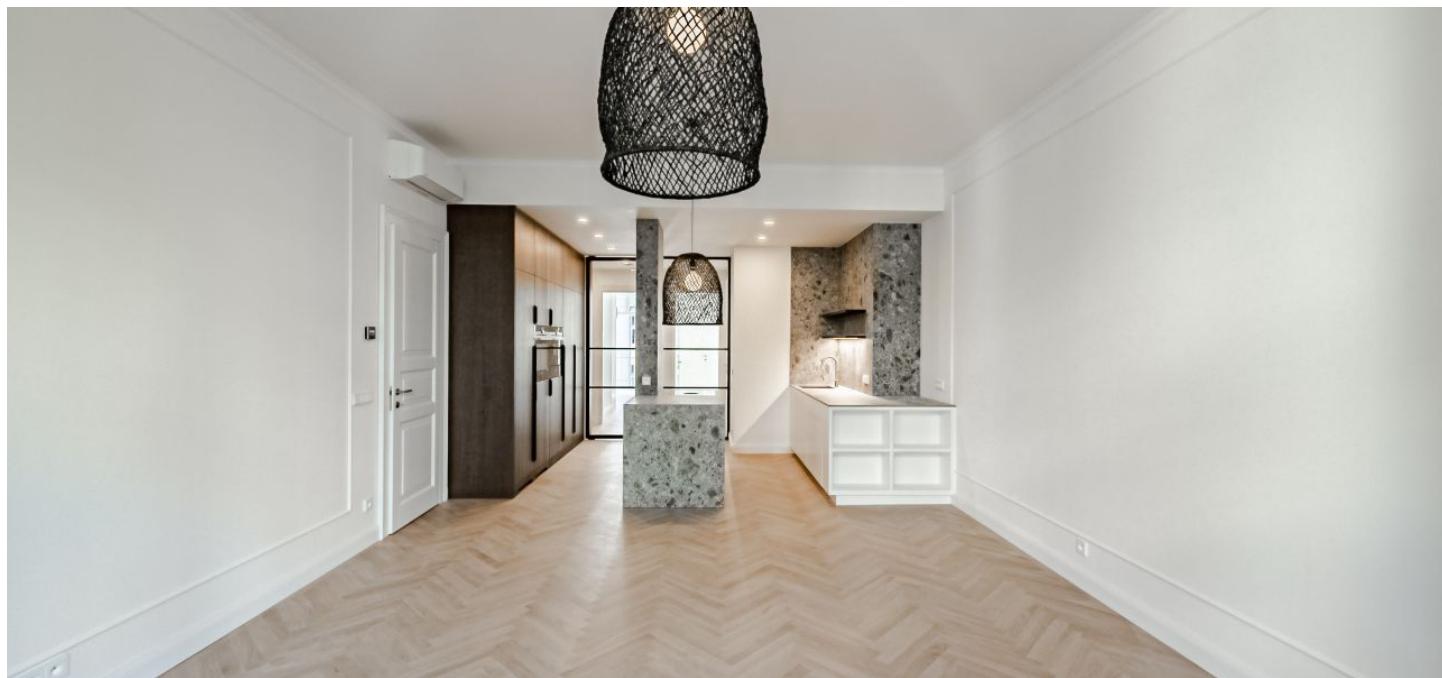




## Apartment Three-bedroom (4+kk)

Rented

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



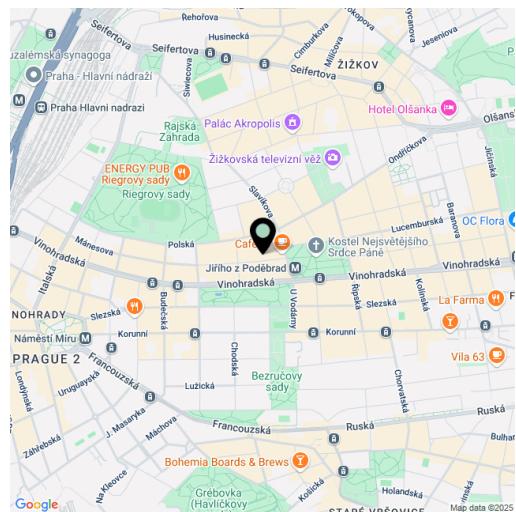


## Apartment Three-bedroom (4+kk)

Rented

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

Total area	122 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	7 m <sup>2</sup>
Service price	Monthly deposit for services, water, and heating: CZK 12,500. Electricity is billed separately (transferred to the tenant).
PENB	D
Reference number	108149
Available from	Immediately



\* 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.

This high-standard, unfurnished 2-bathroom apartment with a southeast-facing balcony is situated on the 2nd floor of a completely meticulously renovated traditional apartment building with an 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 with a metro station. This attractive residential location offers a variety of shopping opportunities including a popular farmers' 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.

The apartment features a living room with **bay windows** and a fully fitted open plan kitchen, a large bedroom with an en-suite bathroom (bathtub, toilet), 2 bedrooms, a family bathroom (walk-in shower, toilet), a separate guest toilet, 2 closets, and an entrance hall. The balcony facing the nicely landscaped **green courtyard** is accessible from one of the bedrooms.

**Air-conditioning units, hardwood parquet floors, new wooden casement windows, double-leaf wooden cassette entrance door with period profiling and brass fittings, high amount of built-in storage space, central heating, induction hob with an integrated hood, sanitary ware by the Tres, Catalano, and Bette brands, 2 cellars.**



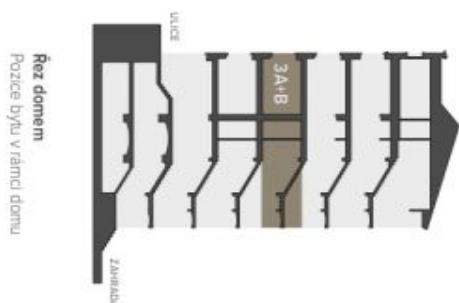
## Apartment Three-bedroom (4+kk)

Rented

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

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Přednášející podlaží  
Umištění bytu na patře



Řez domem

Pozice bytu v rámci domu

# 3.A+B 4+KK

3.NP 125,2 M<sup>2</sup>

BYTOVÝ PROSTOR

3.AB.01 HALA	7,3 m <sup>2</sup>
3.AB.02 LOŽNICE	18,4 m <sup>2</sup>
3.AB.03 LOŽNICE	14,1 m <sup>2</sup>
3.AB.04 KOMORA	1,1 m <sup>2</sup>
3.AB.05 TOALETÁ	2,7 m <sup>2</sup>
3.AB.06 KOUPELNA	3,9 m <sup>2</sup>
3.AB.07 OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUJETEM	36,5 m <sup>2</sup>
3.AB.08 KOMORA	2,6 m <sup>2</sup>
3.AB.09 LOŽNICE	19,6 m <sup>2</sup>
3.AB.10 KOUPELNA	4,3 m <sup>2</sup>
3.AB.11 BALKON	3,1 m <sup>2</sup>
S2.3A SKLEP	3,2 m <sup>2</sup>

UŽITNÁ PLOCHA CELKEM  
(včetně balkonu a sklepu)

CELKOVÁ PLOCHA  
(včetně balkonu, konstrukci a sklepu)

118,9 m<sup>2</sup>

125,2 m<sup>2</sup>

