



Apartment Three-bedroom (4+kk)

€ 1 109 741 | CZK 27 000 000

102 m², Prague 2, Vinohrady, Mánesova



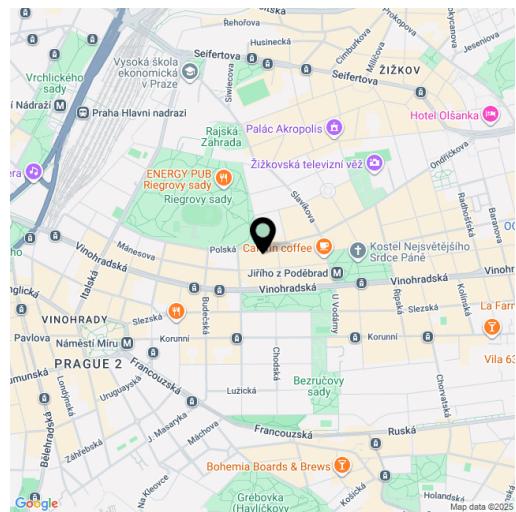


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|------------------|--------------------|
| Total area | 102 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | E |
| Reference number | 111570 |



* 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 spacious family apartment with a 3-bedroom layout and a floor area of over 100 m², which—together with the entire building—has been completely renovated, is located on the 4th floor of a historic residential building with an elevator and a landscaped shared courtyard garden. The building stands on a quiet street in close proximity to Riegrovy Sady Park and just a one-minute walk from Jiřího z Poděbrad Square with a metro station.

The main living area consists of a living room with a dining space and kitchen, adjoining the master bedroom fitted with **built-in wardrobes** and a **freestanding bathtub**. Facing south onto the inner courtyard are a second bedroom as well as a guest bedroom/children's room with a built-in loft. The sanitary facilities include a bathroom with a walk-in shower and bidet, and a separate toilet. **A utility room** is accessible from the entrance hall, which features a built-in wardrobe.

The apartment's renovation has resulted in an elegant interior in natural tones. The entrance areas feature a polished **concrete** floor, while the rooms are finished with **wooded floors** complemented by **custom-made** built-in furniture offering ample storage space. The timeless kitchen is equipped with built-in appliances (dishwasher, induction cooktop with integrated grill, microwave oven, wine fridge) and a freestanding refrigerator. The bathroom is heated by **underfloor heating** and a heated towel rail. Heating is provided by a private Vaillant gas boiler, located together with a **Miele** washing machine and dryer in the utility room. The purchase price also includes a **cellar**.

A highly sought-after location in Prague 2 – **Vinohrady**, with excellent access to the city center and full civic amenities. **Jiřího z Poděbrad Square** hosts regular farmers' markets and its surroundings offer a wide selection of top-quality restaurants, cozy cafés, and trendy bistros, as well as a metro line A station and tram stops. Near the Vinohrady Marketplace is a kindergarten, primary and secondary school, a children's and youth center, a supermarket, and a medical clinic. The nearby landscaped **Riegrovy Sady city park** offers a children's playground and an outdoor gym, and also features a swimming pool and a Sokol sports hall with a restaurant.

Floor area 102 m².



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