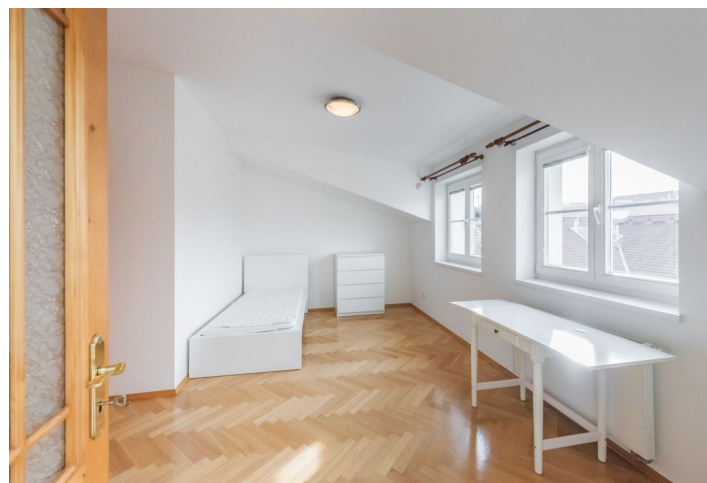




Apartment Two-bedroom (3+kk)

Rented

137 m², Prague 2, Vinohrady, Mánesova





Apartment Two-bedroom (3+kk)

Rented

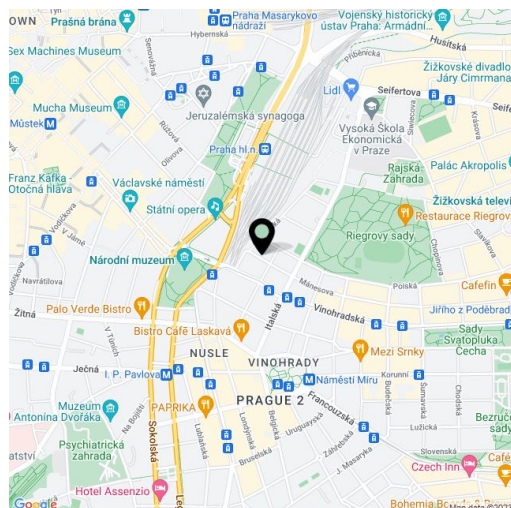
137 m², Prague 2, Vinohrady, Mánesova

Total area	137 m ²
Parking	Underground garage parking at CZK 4500/month.
Garage	Yes
Cellar	-
PENB	D
Reference number	11604
Available from	Immediately

Boasting a winter garden and a stunning rooftop terrace with a Jacuzzi offering fantastic views of the Prague Castle and the city, this air-conditioned furnished 2-bedroom 2-bathroom split-level attic flat is spread out over the 6th and 7th floor of a beautifully renovated Art Nouveau building with an elevator. This elegantly styled building offers comfortable living in one of the most popular residential areas in Prague close to the city center and the large green park of Riegrovy sady.

The lower level includes an airy living room with a fully fitted open plan kitchen, a shower bathroom with a toilet, storage and a utility room, and an entry hall with built-in wardrobes. The upper floor features two bedrooms, a **winter garden** with stairs leading to the **terrace**, and a bathroom with a bathtub, a bidet and a toilet.

Other features include an alarm connected to a security system, security cameras throughout the building, high-speed Internet, satellite connection, **solid wood parquet** and **tile floors**, security entry door, gas boiler, washer, dishwasher, microwave oven, and shared courtyard terrace. Parking available in an **underground garage** at CZK 4500/month. The monthly deposit for service charges and utilities is CZK 6,000.



* 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.

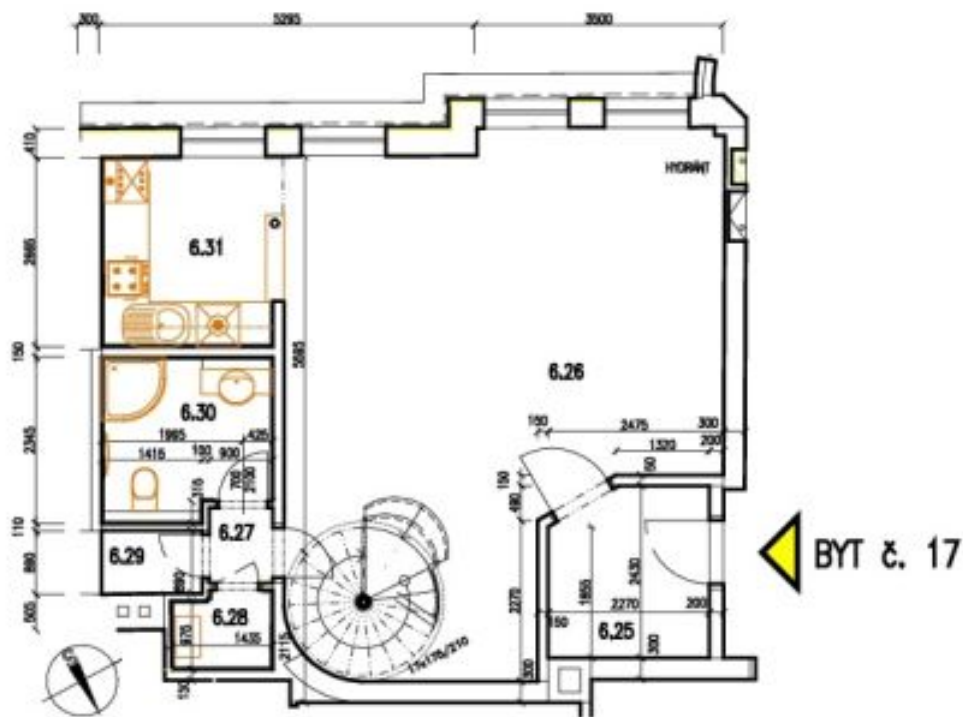


Apartment Two-bedroom (3+kk)

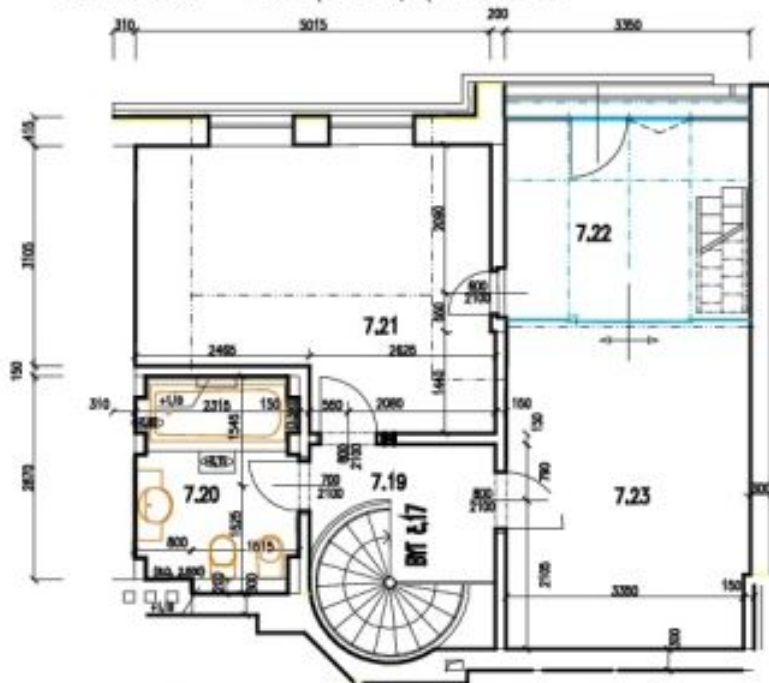
137 m², Prague 2, Vinohrady, Mánesova

Rented

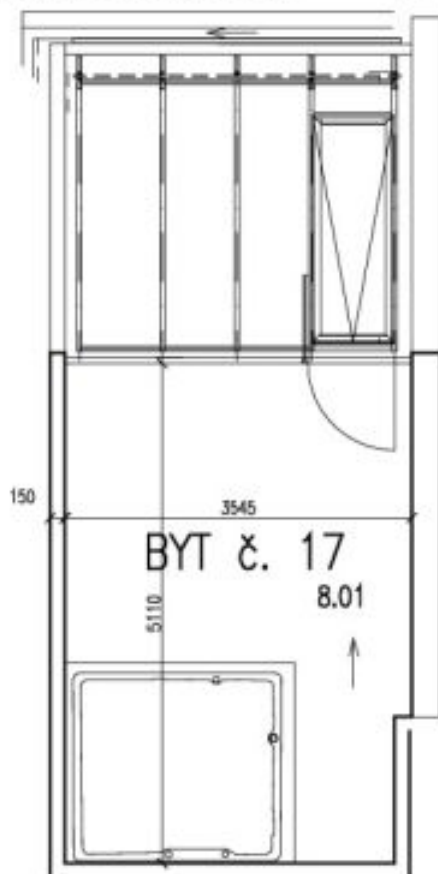
5. PATRO = 6. NADZEMNÍ PODLAŽÍ



6. PATRO = 7. NADZEMNÍ PODLAŽÍ



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**Apartment Two-bedroom (3+kk)****Rented**137 m², Prague 2, Vinohrady, Mánesova**PŮDORYS STŘECHY – 7. PATRO****LEGENDA MÍSTNOSTÍ**

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA m ²	DRUH PODLAHY
6.25	ZÁDVEŘÍ	5.24	KERAMICKÁ DLAŽBA
6.26	OBÝVACÍ POKOJ	39.92	DUBOVÉ VLYSY
6.27	PŘEDSÍŇ – SOC. ZAŘÍZENÍ	0.95	KERAMICKÁ DLAŽBA
6.28	PRAČKA/KOTEL	1.53	KERAMICKÁ DLAŽBA
6.29	KOMORA	1.26	KERAMICKÁ DLAŽBA
6.30	KOUPELNA	5.36	KERAMICKÁ DLAŽBA
6.31	KUCHYŇSKÝ KOUT	6.75	KERAMICKÁ DLAŽBA
7.19	SCHODIŠTĚ	7.55	DUBOVÉ VLYSY
7.20	KOUPELNA	6.65	KERAMICKÁ DLAŽBA
7.21	LOŽNICE	18.15	DUBOVÉ VLYSY
7.22	ZIMNÍ ZAHRADA	9.77	KERAMICKÁ DLAŽBA
7.23	POKOJ	15.86	DUBOVÉ VLYSY
8.01	TERASA	17.88	KERAMICKÁ DLAŽBA