



## Apartment Two-bedroom (3+kk)

Rented

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





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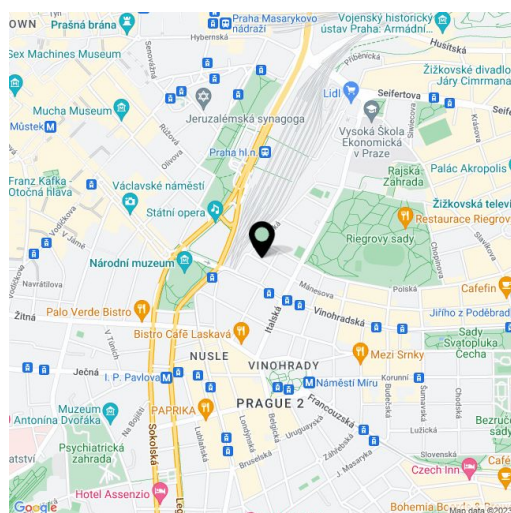
134 m², Prague 2, Vinohrady, Mánesova

|                  |                                   |
|------------------|-----------------------------------|
| Total area       | 134 m²                            |
| Parking          | Garage parking at CZK 4500/month. |
| Garage           | Yes                               |
| Cellar           | -                                 |
| PENB             | D                                 |
| Reference number | 11612                             |
| Available from   | Immediately                       |

**Modernized, furnished and fully air-conditioned 2-bedroom 3-bathroom split-level attic apartment spread out over the 5th and 6th floor of a well kept, beautifully renovated Art Nouveau building with an elevator and tastefully preserved original details, e.g. gilded stucco ornaments or replicas of brass chandeliers. Located in Vinohrady, one of the trendiest residential areas in Prague, close to the city center and the lovely Riegrový Sady Park, within walking distance of Wenceslas Square.**

Boasting large atelier windows (with views of the Prague Castle) along a spacious and airy living room, the apartment includes a fully fitted open plan kitchen, 2 en-suite bedrooms, 3 bathrooms, a utility room, and an entrance hall.

Alarm system, high speed Internet, satellite connection, telephone line, **solid wood parquet floors**, tiles, security entry door, built-in wardrobes, gas heating, washer, dishwasher, microwave oven, TV. The building amenities include an alarm connected to a security agency, surveillance cameras throughout, a fire alarm system in the garages. There is a common terrace and garden in the courtyard. Parking available in an on-site underground garage at CZK 4500/month. Service charges and deposit for utilities CZK 5,000/month.



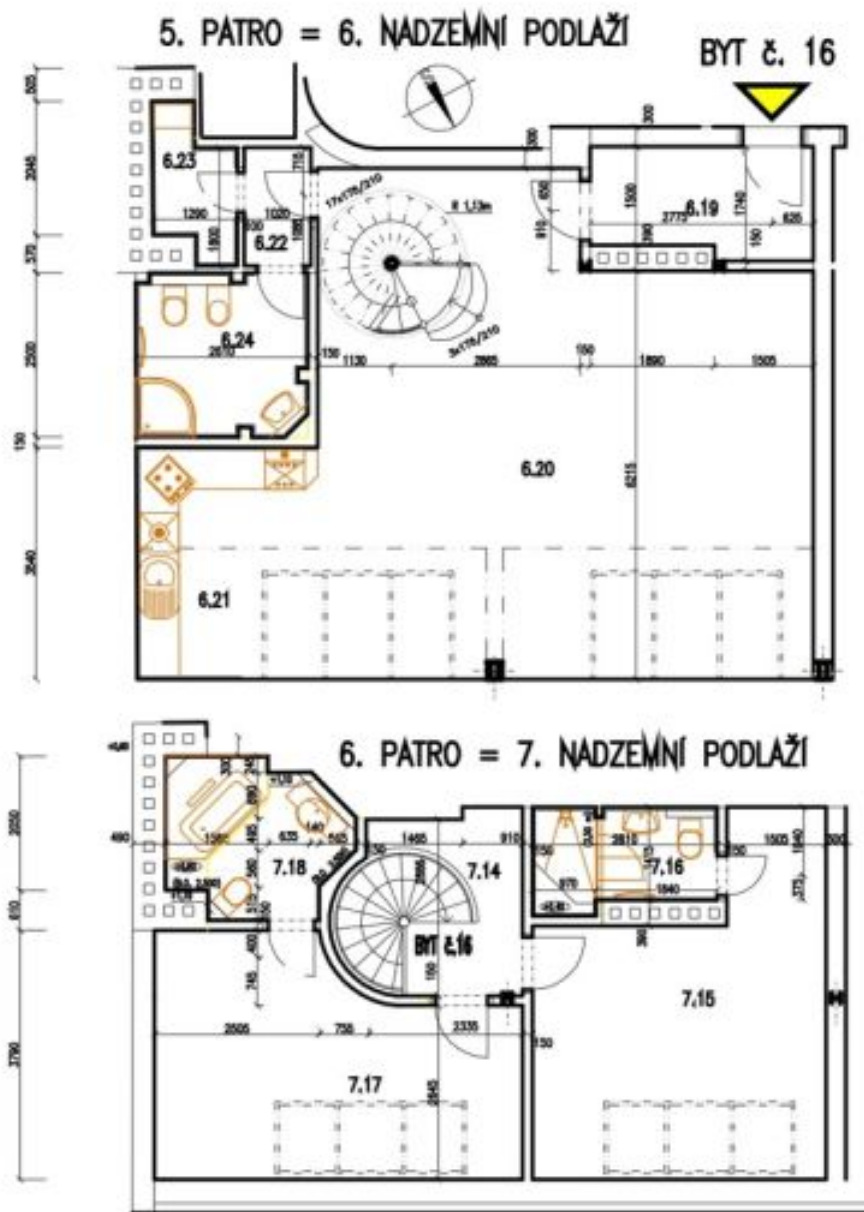
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## LEGENDA MÍSTNOSTI

| Č. M. / NÁZEV MÍSTNOSTI   | PLOCHA m² | DŘUH PODLAHY     |
|---------------------------|-----------|------------------|
| 6.19 ZADVŘÍ               | 5.45      | KERAMICKÁ DLAŽBA |
| 6.20 OBÝVACÍ POKOJ        | 53.04     | DUBOVÉ VLYSY     |
| 6.21 KUCHYŇSKÝ KOUT       | 9.74      | KERAMICKÁ DLAŽBA |
| 6.22 PŘEDSÍŇ-SOC.ZAŘÍZENÍ | 1.84      | KERAMICKÁ DLAŽBA |
| 6.23 PRAČKA/KOTEL         | 2.49      | KERAMICKÁ DLAŽBA |
| 6.24 KOUPELNA             | 6.35      | KERAMICKÁ DLAŽBA |
| 7.14 SCHODIŠTĚ            | 7.05      | DUBOVÉ VLYSY     |
| 7.15 LOŽNICE              | 19.95     | DUBOVÉ VLYSY     |
| 7.16 KOUPELNA             | 4.20      | KERAMICKÁ DLAŽBA |
| 7.17 POKOJ                | 17.94     | DUBOVÉ VLYSY     |
| 7.18 KOUPELNA             | 5.96      | KERAMICKÁ DLAŽBA |

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