



## Apartment Two-bedroom (3+kk)

Rented

119 m², Prague 2, Vinohrady, Mánesova



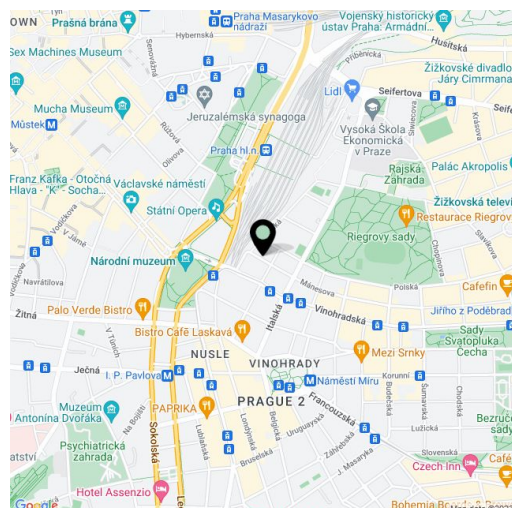


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|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| Total area       | 119 m²                                                               |
| Parking          | Parking in an underground garage at CZK 5,200 per month.             |
| Garage           | Yes                                                                  |
| Cellar           | -                                                                    |
| Service price    | Monthly deposit for services, water, gas and electricity: CZK 7,500. |
| PENB             | D                                                                    |
| Reference number | 11623                                                                |
| Available from   | Immediately                                                          |



This good quality furnished apartment is situated in a superbly renovated Art Nouveau building with an elevator, a common terrace and garden in the courtyard, and tastefully preserved original details, e.g. gilded stucco ornaments or replicas of brass chandeliers. Located in one of the trendiest residential areas in Prague—Vinohrady—just moments from the city center and the large and lovely Riegrovy Sady Park. Within walking distance of the Jiřího z Poděbrad, Náměstí Míru, and Muzeum metro stations, with full amenities in the area.

The interior features a spacious living room with a fully fitted open plan kitchen, 2 bedrooms, a bathroom (bathtub, bidet, toilet), a storage room, a guest toilet, and a utility room.

**Hardwood parquet floors**, tiles, gas heating, dishwasher, microwave oven, alarm. Building amenities include an alarm connected to a security agency, surveillance cameras throughout, and a fire alarm system in the garage.

**Parking** in the underground garage is available at CZK 5,200 per month. The current photos are of a similar apartment in the building.

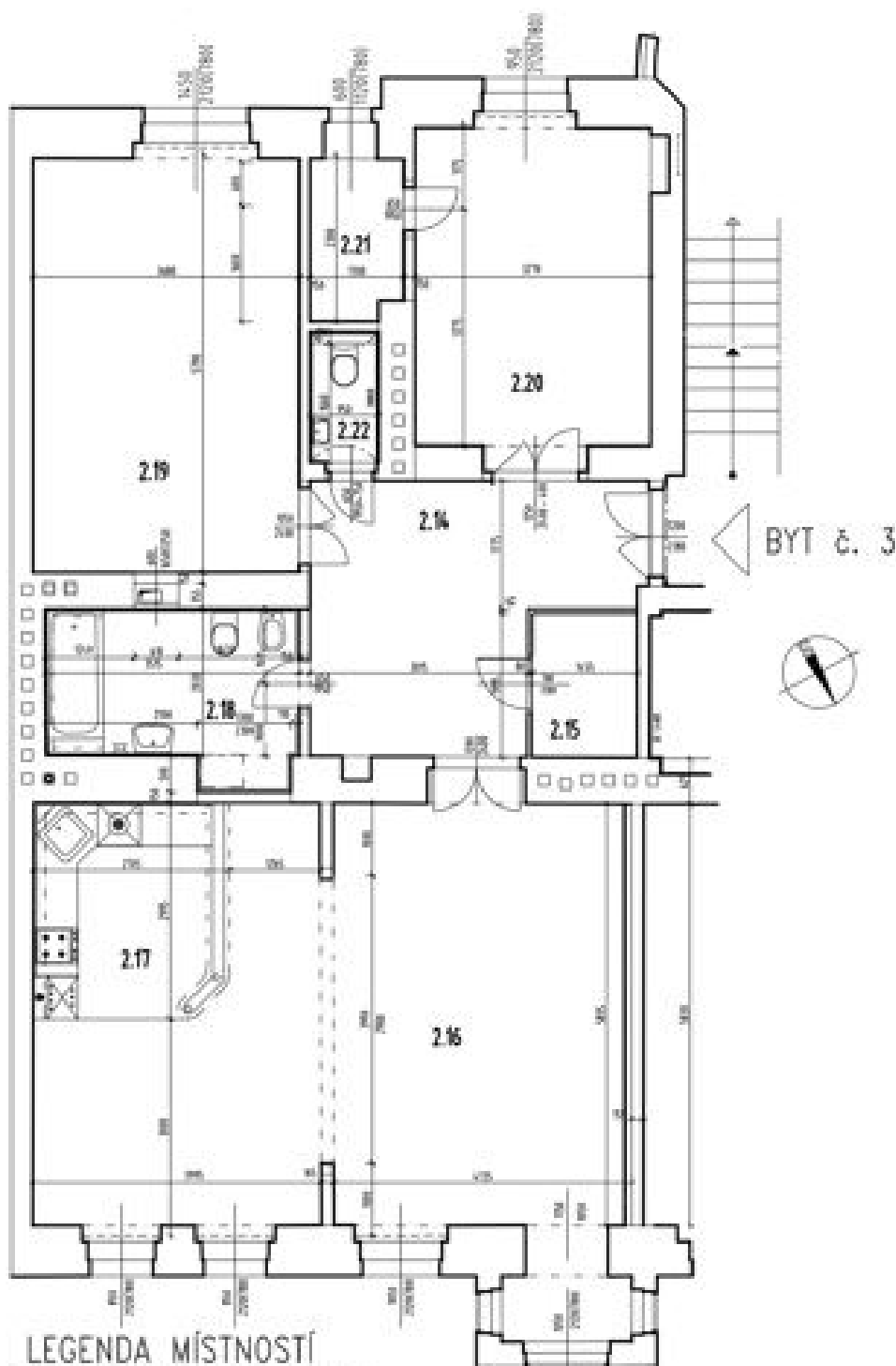
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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### LEGENDA MÍSTNOSTÍ

| Č. M. | NÁZEV MÍSTNOSTI | PLOCHA m² | DŘEV. PODLAŽNÍ    |
|-------|-----------------|-----------|-------------------|
| 2.14  | JEDLNA          | 6.4       | KERAMIKA (DIAŽKA) |
| 2.15  | LÁZNĚ           | 7.96      | KERAMIKA (DIAŽKA) |
| 2.16  | OBÝVACÍ POKOJ   | 45.67     | DUBOVÉ VÍLY       |
| 2.17  | KUCHYŇSKÝ KOUT  | 7.71      | KERAMIKA (DIAŽKA) |
| 2.18  | KOUPELNA        | 7.86      | KERAMIKA (DIAŽKA) |
| 2.19  | POKOJ           | 21.63     | KERAMIKA (DIAŽKA) |
| 2.20  | POKOJ           | 16.4      | DUBOVÉ VÍLY       |
| 2.21  | LÁZNĚ           | 7.89      | DUBOVÉ VÍLY       |
| 2.22  | WC              | 1.78      | KERAMIKA (DIAŽKA) |

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