



## Apartment Two-bedroom (3+1)

Rented

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



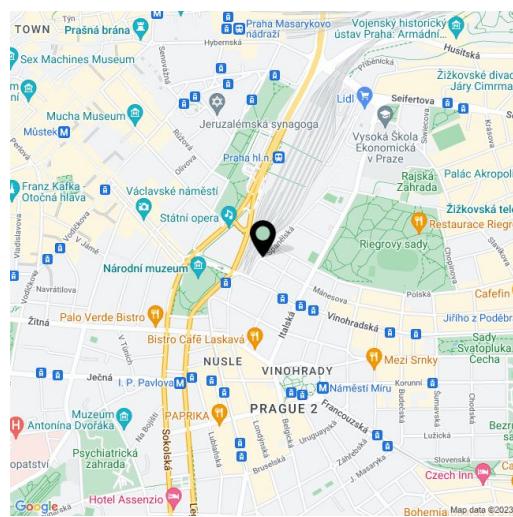


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Total area	117 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	32356
Available from	Immediately



\* 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 is a high standard, fully refurbished, fully furnished 2-bedroom apartment designed by the renown de.fakto architectural studio. Situated on the second floor of a completely newly renovated building with a lift, preserved original details and a beautiful landscaped garden. Located on a quiet street just steps from the lovely Riegrovy sady Park and one block from Jiřího z Poděbrad Square with a metro station, a tram stop, a regular farmers' market, and lots of quality cafes, trendy bistros, and restaurants. Popular residential location with very quick access to the city center and full amenities.

The apartment includes a spacious central entrance hall, a living room connected by sliding doors to a fully integrated kitchen with a dining area, and two separate bedrooms - one with a clothes closet. There is also a fitted **walk-in closet** with a laundry area, a bathroom including a walk-in shower, and a separate toilet. Both bedrooms are facing the quiet back yard.

Quality equipment and finishes, high ceilings, large windows, **hardwood floors**, tiles, built-in wardrobes in both bedrooms, **smart lighting** with dimmers, gas boiler, washer, dryer, dishwasher, induction cooktop, combination oven, **cellar**. Service charges and utilities are billed separately. Available from September 2021.