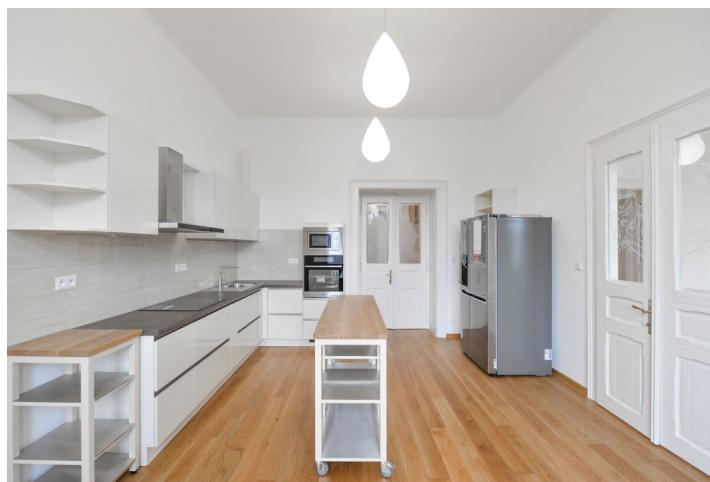




## Apartment Two-bedroom (3+1)

Rented

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

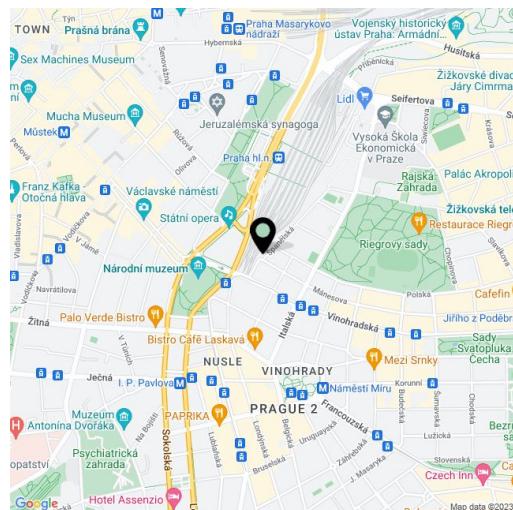




## Apartment Two-bedroom (3+1)

**Rented**118 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

|                  |                    |
|------------------|--------------------|
| Total area       | 120 m <sup>2</sup> |
| Floor area*      | 118 m <sup>2</sup> |
| Balcony          | 2 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 35459              |
| 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.

**Boasting a balcony and beautiful direct views of the Jiřího z Poděbrad Square with the prominent Church of the Most Sacred Heart of Our Lord by Jože Plečnik, this is a 2-bedroom 2-bathroom apartment that has undergone a complete renovation. Situated on the second floor of a well kept residential building in a quiet tree lined street, just a few blocks from the Riegrovy sady Park. Highly sought after residential location with full amenities within easy reach and great access to the city center, just steps from Jiřího z Poděbrad Square with a metro station, a tram stop, trendy cafes, bistros and restaurants, plus a popular farmers' market venue.**

The apartment features a living room with bay windows, a fully fitted eat-in kitchen with a small balcony, two bedrooms facing the gardens in the quiet courtyard, an en-suite bathroom (bathtub, toilet), a shower room, a separate toilet, laundry / utility area, and an entrance hall with built-in wardrobes.

High ceilings, **hardwood floors**, vinyl floor in the hall, tiles, security entry door, gas boiler, washer, dryer, dishwasher, induction cooktop, American type fridge, microwave oven, video entry phone, **cellar**. East and west oriented. No lift. Deposit for service charges and water: CZK 1800 for two persons. Gas and electricity will be transferred to the tenant.