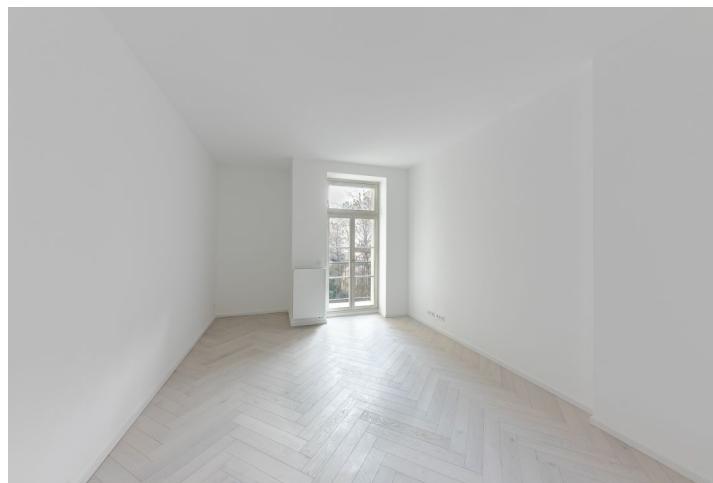
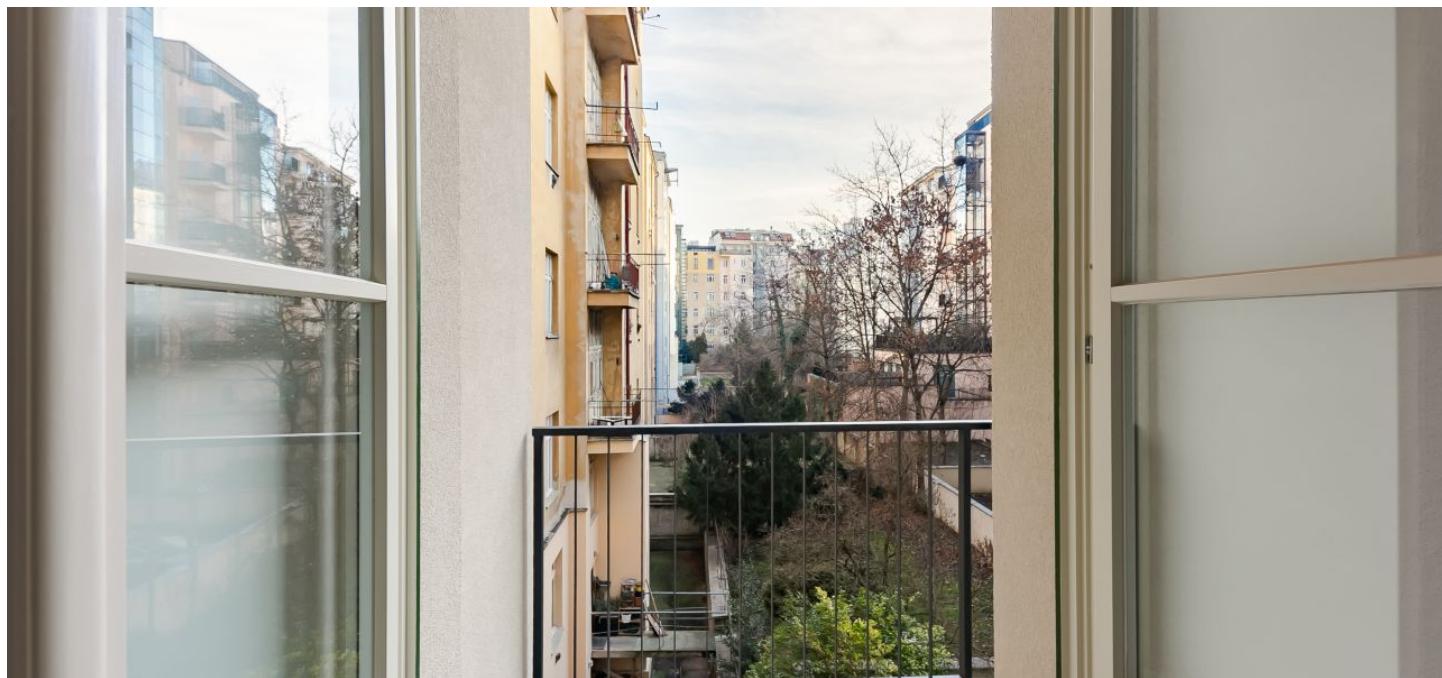




## Apartment One-bedroom (2+kk)

Sold

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



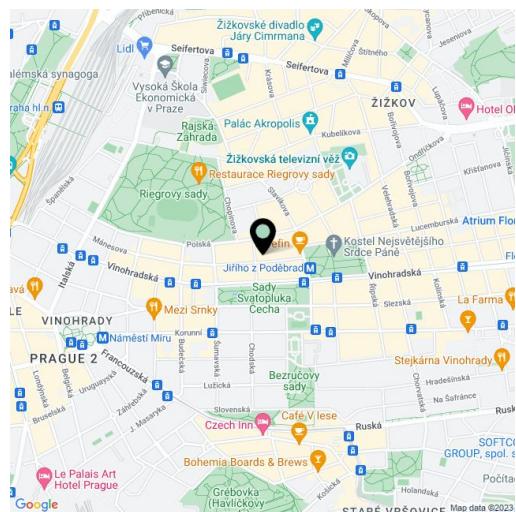


## Apartment One-bedroom (2+kk)

Sold

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

Total area	68 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38147



\* 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.

We have the exclusive right to sell this apartment with a balcony, that is finished to a high standard and located in the recently completed Mánesova78 Residence designed by the renowned OOOOX architectural studio. It is situated at an attractive address in the city center, near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the first floor consists of a living room with a preparation for an open plan kitchen and access to a balcony, a bedroom with a bathroom, a separate toilet, and a foyer.

**High-standard facilities** include **Foglie D'oro parquet floors**, **DelConca imitation marble tiles**, **Grohe (Essence New)**, **Laufen**, **Kaldewei**, and **Riho** sanitary ware, **Art Nouveau paneled doors**, **period-style fire safety entrance doors**, and **double-glazed wooden windows**. Central heating. **Cellar storage unit at an extra cost**.

Mánesova Street, surrounded by important buildings by famous architects as well as restaurants, bistros, and cafes, including the popular **Kaaba Café**, connects Jiřího z Poděbrad Square to the Main Railway Station. The ride to the city center is quick thanks to the proximity of a metro station and tram stop less than a 5-minute walk away. On nearby Jiřího z Poděbrad Square with the iconic **Church of the Sacred Heart of the Lord** by Josip Plečník there are nice bars, cafes, shops, and regular **farmers' markets**. You can go for pleasant walks in nearby **Riegrovy Sady Park** with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 66.1 m<sup>2</sup>, balcony 2 m<sup>2</sup>, cellar 1.70 m<sup>2</sup>.

Photos with furniture are from the show flat.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



## Apartment One-bedroom (2+kk)

Sold

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



Užitná plocha bytu	60,60m <sup>2</sup>
Plocha přídeš	5,50m <sup>2</sup>
Celková plocha bytu	66,10m <sup>2</sup>
Balkon	2,00m <sup>2</sup>
Plocha celkem	68,10m <sup>2</sup>



### 202.MNS

REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 x A4 11/2020

číslo studie:

STAVEBNÍ

meřítko:

BYT 201

VYKRES: číslo výkresu: