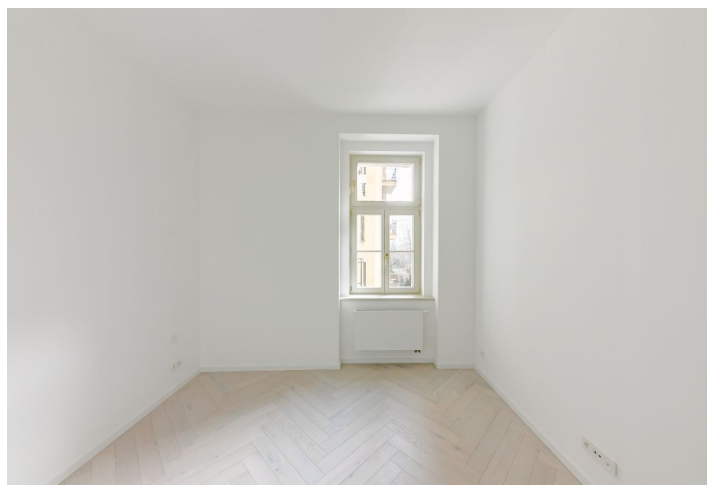
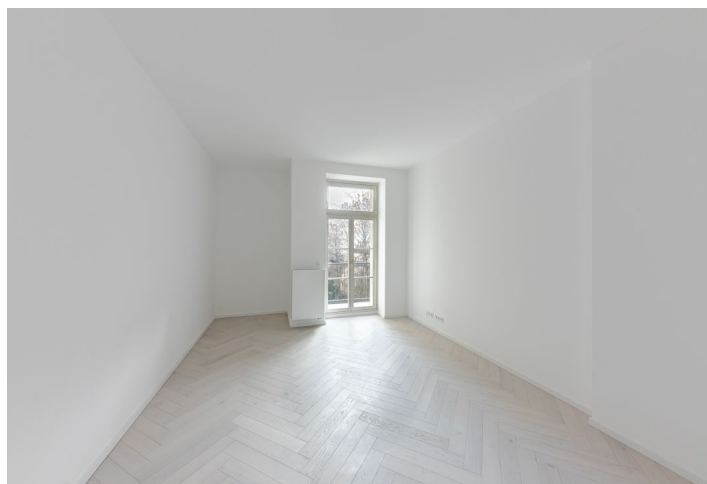




## Apartment One-bedroom (2+kk)

Sold

66.1 m², 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

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.

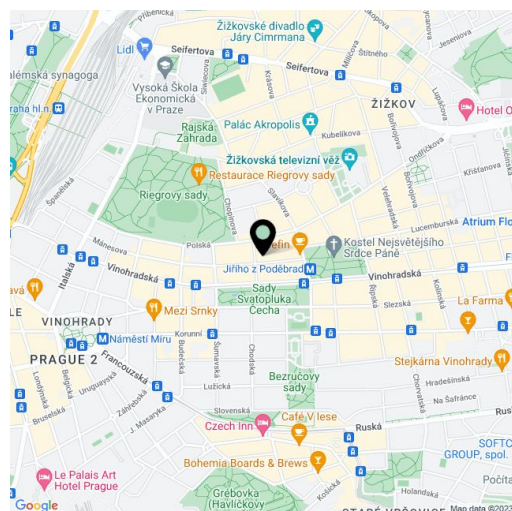
**High-standard facilities** include **Foglie D'oro** parquet floors, DelConca imitation **marble** tiles, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. **Cellar storage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



\* 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.



## Apartment One-bedroom (2+kk)

Sold

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



	0	1	2	3m
Užitná plocha bytu	60,80m <sup>2</sup>			
Plocha přístěk	5,50m <sup>2</sup>			
Celková plocha bytu	66,10m <sup>2</sup>			
Balkón	2,00m <sup>2</sup>			
Plocha celkem	68,10m <sup>2</sup>			



**202.MNS**

REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 x A4 11/2020

ČÁST: MĚŘITKO:

STAVEBNÍ

VÝKRES: ČÍSLO VÝKRESU:

BYT 201