



## Apartment One-bedroom (2+kk)

Sold

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



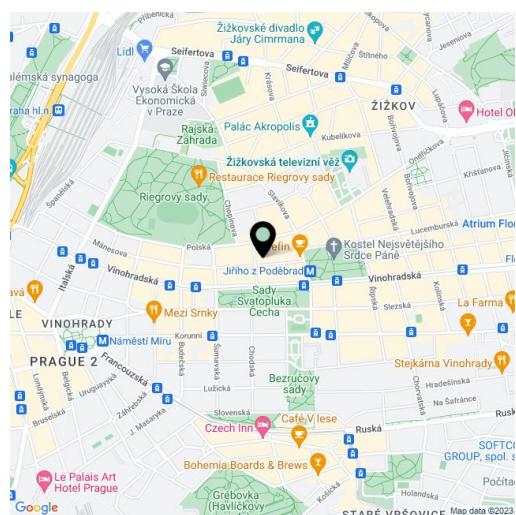


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Total area	66 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38153



\* 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, finished to a high standard, which is located in the recently completed Mánesova 78 Residence. It is situated at an attractive address in the city center, near Riegrový Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the ground floor consists of a living room with a preparation for an open plan kitchen and access to a balcony that faces a green courtyard, 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 **Riegrový Sady Park** with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 63.7 m<sup>2</sup>, balcony 2.20 m<sup>2</sup>, cellar 1.40 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.



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Užitná plocha bytu	58,20m <sup>2</sup>
Plocha přídešek	5,50m <sup>2</sup>
Celková plocha bytu	63,70m <sup>2</sup>
Balkon	2,20m <sup>2</sup>
Plocha celkem	65,90m <sup>2</sup>

**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU



STUDIE 2 x A4 11/2020

číslo studie:

STAVEBNÍ

meruňko:

BYT 105

číslo výkresu: