



## Apartment One-bedroom (2+kk)

Sold

63.7 m², Prague 2, Vinohrady, Mánesova





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Total area	66 m²
Floor area*	64 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	G
Reference number	38153

We have the exclusive right to sell this apartment with a balcony, finished to a high standard, which is located in the recently completed Mánesova78 Residence. 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 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.**

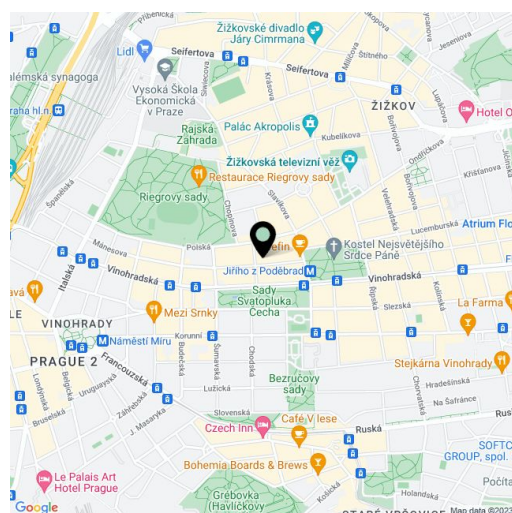
Mánesova Street, surrounded by important buildings by famous architects as well as restaurants, bistros, and cafes, including the popular **Kaaba Café**, connects Jiřího z Poděbrad Square to the Main Railway Station. The ride to the city center is quick thanks to the proximity of a metro station and 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 **Riegrovy Sady Park** with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 63.7 m², balcony 2.20 m², cellar 1.40 m².

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.






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0	1	2	3m
			
Užitná plocha bytu	58,20m²		
Plocha přístěvek	5,50m²		
Celková plocha bytu	63,70m²		
Balkón	2,20m²		
Plocha celkem	65,90m²		



**202.MNS**

REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 x A4 11/2020

ČÁST: MĚRITKO:

STAVEBNÍ

VÝKRES: ČÍSLO VÝKRESU:

BYT 105