



Apartment Four-bedroom (5+1)

Ask for price

191 m², Prague 2, Vinohrady, Mánesova





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Total area	193 m ²
Floor area*	191 m ²
Balcony	2 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	38261

This family apartment with a balcony offers unobstructed views of the Church of the Most Sacred Heart of Our Lord. With large rooms, high ceilings, and preserved original arts and crafts elements, the apartment is located on the 2nd floor of a classic corner building set in the attractive Vinohrady district, on the corner of Mánesova Street and Jiřího z Poděbrad Square. Cooperative ownership, possible transfer to private.

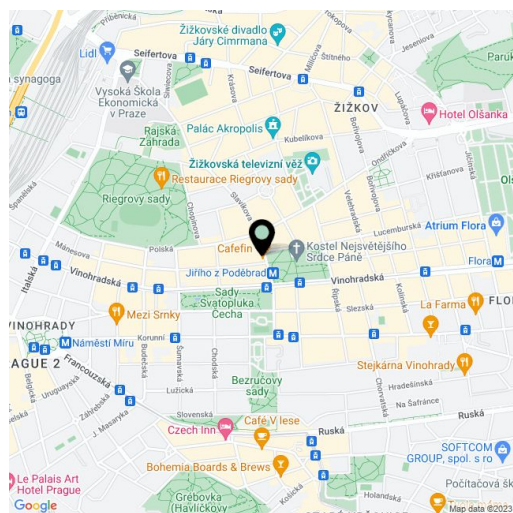
The corner apartment is currently divided into two units: 1-bedroom and 3-bedroom. The layout can be changed in various ways. The living area has an east-facing balcony overlooking Josip Plečnik's iconic church, 2 bedrooms (facing north and east), a separate kitchen, 2 bathrooms, a toilet, a utility room, a foyer, and a hallway. One of the bedrooms has built-in loft beds.

The apartment has been **reconstructed**, including new gas pipes and electrical wiring, ceilings and walls have been repaired, **casement windows** are new. The doors have original decorative glass panels and handles; refurbished parquet floors. The interior is equipped with functional original **tiled** and new **fireplace stoves**; heating is by a gas boiler. The kitchen is fitted with **Siemens** appliances. The unit comes with **two large cellars (23.4 sq. m. in total)**. The building is nicely maintained; the elevator is being replaced and the common areas are being renovated.

The building is perfectly located right on Jiřího z Poděbrad Square surrounded by cafes, bakeries, and bistros. A kindergarten and elementary school are practically next door to the building, and within walking distance are shops, a post office, a pharmacy, and other services. Popular **farmers' markets** take place on the square. A metro station and tram stop are close to the building; **the ride to the city center** takes about 5 minutes. The proximity of parks makes the place even more pleasant; it is a short walk to **Riegrový or Mahlerovy parks** and the Svatopluk Čech Garden.

Interior 191.4 m², balcony 1.6 m², cellar 23.4 m².

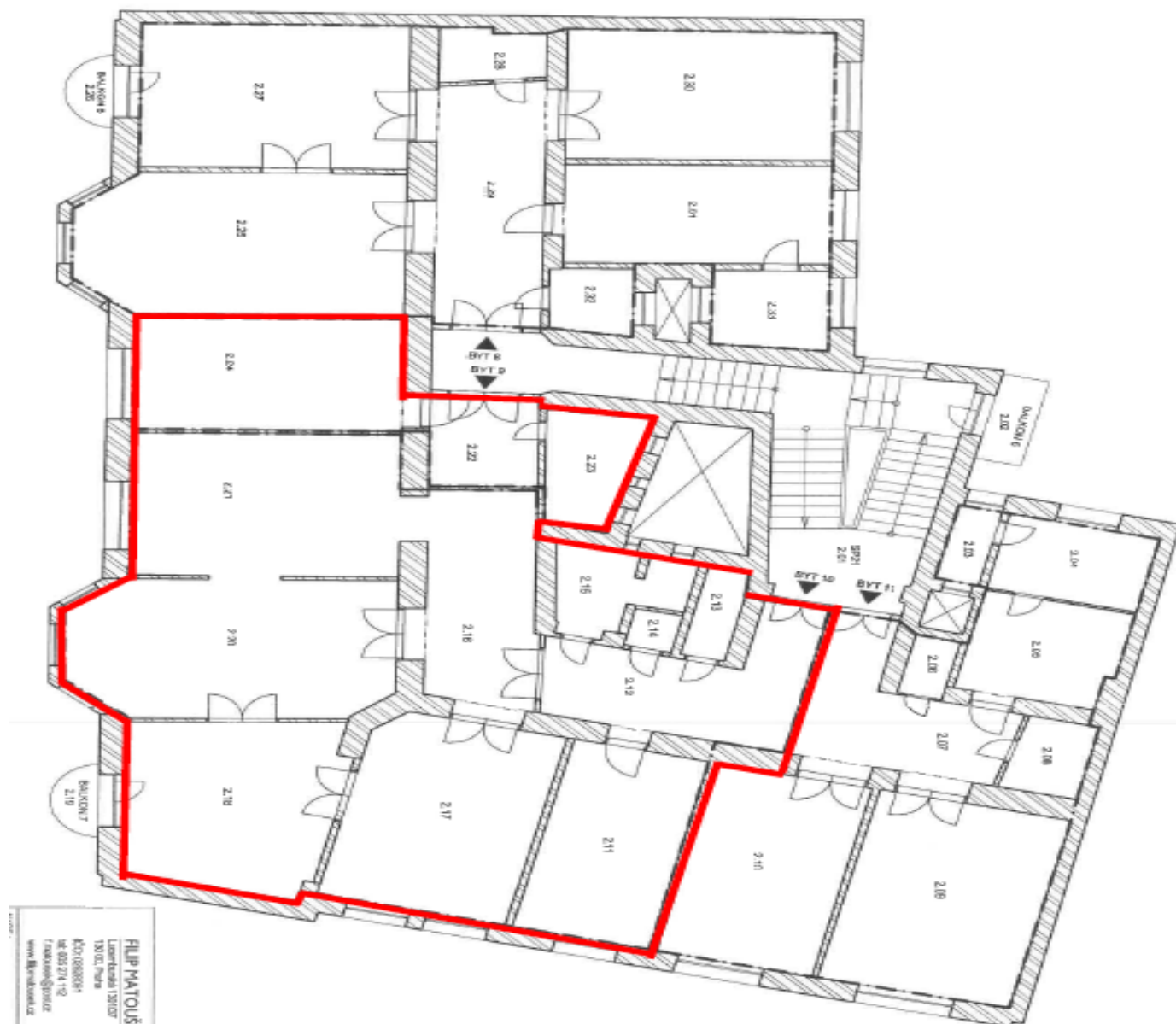
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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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LEGENDA PROSTORU		
OSNAČENJE	UČELJE	PROJEKAT (m ²)
SP1	SPOL-ČIST	34,2
B4, K006	SPOL-ČIST	2,4
B4, K007	SPOL-ČIST	2,4
B4, K008	LOKALNOST 10	1,0
B4, K009	LOKALNOST 11	1,0
B7T M	SP1	100,1
B7T 9	SP1	30,8
B7T 8	SP1	128,6
B7T 11	SP1	84,2
UKUPNO		429,7

LEGENDA MIJSTNOSTI		LOCUL	PLOCHIA (m ²)	VALU
2.01	CHESUR MIJSTNOSTI		34.2	
2.02	CHESUR MIJSTNOSTI		2.5	
2.03	CHESUR MIJSTNOSTI		2.0	
2.04	CHESUR MIJSTNOSTI		8.8	
2.05	CHESUR MIJSTNOSTI		5.1	
2.06	CHESUR MIJSTNOSTI		1.4	
2.07	CHESUR MIJSTNOSTI		2.4	
2.08	CHESUR MIJSTNOSTI		22.9	
2.09	CHESUR MIJSTNOSTI		1.5	
2.10	CHESUR MIJSTNOSTI		1.5	
2.11	CHESUR MIJSTNOSTI		1.5	
2.12	CHESUR MIJSTNOSTI		2.4	
2.13	CHESUR MIJSTNOSTI		2.4	
2.14	CHESUR MIJSTNOSTI		1.1	
2.15	CHESUR MIJSTNOSTI		6.8	
2.16	CHESUR MIJSTNOSTI		14.0	
2.17	CHESUR MIJSTNOSTI		22.0	
2.18	CHESUR MIJSTNOSTI		22.9	
2.19	CHESUR MIJSTNOSTI		1.8	
2.20	CHESUR MIJSTNOSTI		28.0	
2.21	CHESUR MIJSTNOSTI		27.4	
2.22	CHESUR MIJSTNOSTI		0.8	
2.23	CHESUR MIJSTNOSTI		0.8	
2.24	CHESUR MIJSTNOSTI		18.7	
2.25	CHESUR MIJSTNOSTI		16.8	
2.26	CHESUR MIJSTNOSTI		1.6	
2.27	CHESUR MIJSTNOSTI		23.0	
2.28	CHESUR MIJSTNOSTI		2.2	
2.29	CHESUR MIJSTNOSTI		13.5	
2.30	CHESUR MIJSTNOSTI		20.7	
2.31	CHESUR MIJSTNOSTI		15.8	
2.32	CHESUR MIJSTNOSTI		5.2	
2.33	CHESUR MIJSTNOSTI		0.4	

LEGENDA HMOT:

	ZDRAVA STENA
	HRANICE BRTEL

3.NP