



## Apartment One-bedroom (2+kk)

Sold

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

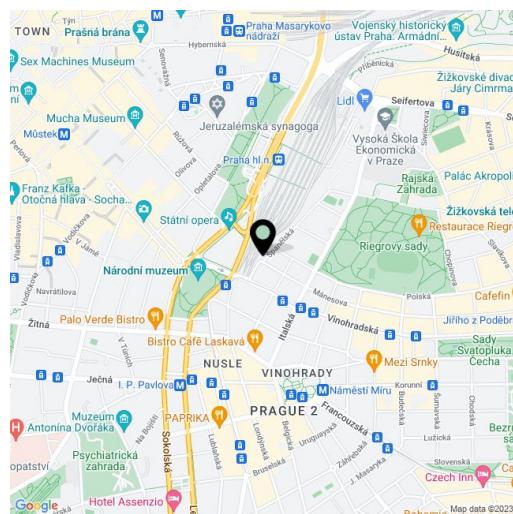




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Total area	101 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38272



\* 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, finished to a high standard, which is located in the recently completed Mánesova 78 Residence designed by the renowned OOOOX architectural studio. It boasts an attractive address in the city center near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the 4th floor consists of a living room with a preparation for an open plan kitchen, 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** coffered 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 100.8 m<sup>2</sup>.

Photos with furniture are from the show flat.

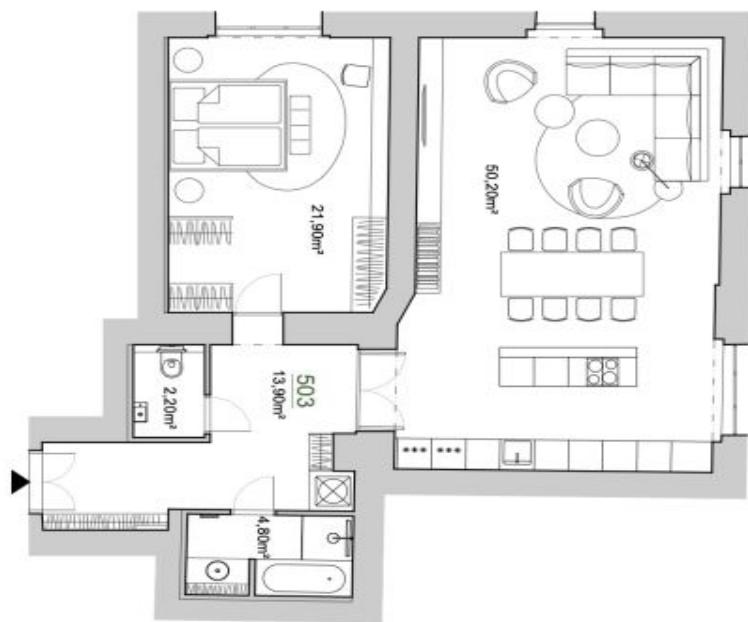
In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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0 1 2 3m  
 Užitá plocha bytu 93,00m<sup>2</sup>  
 Plocha přídešek 7,80m<sup>2</sup>  
 Celková plocha bytu 100,80m<sup>2</sup>  
 Balkon -  
 Plocha celkem 100,80m<sup>2</sup>



202.MNS

REKONSTRUKCE BYTOVÉHO DOMU

DOCUMENTACE: FORMAT: DATUM:  
 STUDIE 2 x A4 11/2020  
 Č.úř.: MĚŘÍTKO:  
 STAVEBNÍ  
 VÝROB.: ČÍSLO VÝKRESU:  
 BYT 503