



## Apartment Two-bedroom (3+kk)

Sold

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

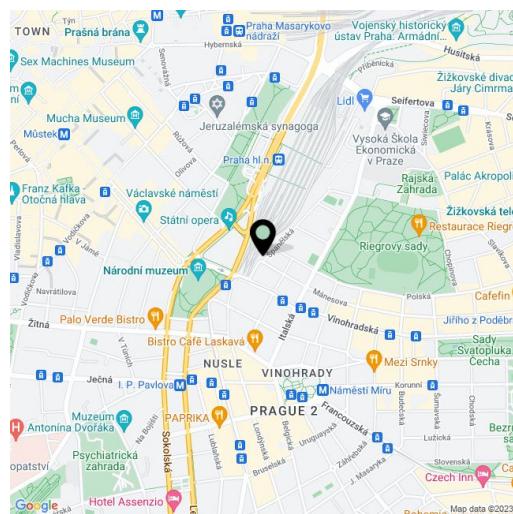




## Apartment Two-bedroom (3+kk)

**Sold**84 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	84 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	38406



\* 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.

This apartment, which has been recently reconstructed, with views of the adjacent park on Jiřího z Poděbrad Square, is situated on the 1st floor of a corner Art Nouveau building with preserved architectural elements just a few steps from a metro station and tram stop.

The layout consists of a living room with a kitchen, a large entrance hall, a master bedroom with a south-facing work area overlooking a quiet courtyard, a guest bedroom with a sofa bed, a bathroom with a shower, a separate toilet with a sink, a laundry room, and a boiler room.

The apartment has **new wooden casement windows with insulated panes (by okna Janošík)** towards the street, a central light switch, a solid wood kitchen, original parquet floors throughout, underfloor heating in the bathroom, and period cladding frames and doors.

The apartment is fully equipped, including AEG-Electrolux appliances and a Samsung Smart TV. New central heating with its own boiler and Radik radiators. The apartment has a new 6 sq. m. brick cellar storage unit. **The asking price includes all equipment with industrial elements, and a share of commercial space in the building.**

The carefully maintained building is undergoing a complete reconstruction. A new elevator is currently being installed and the common areas are being tiled. The cellars have also been reconstructed.

**A popular residential location near several parks, including Riegrovy Sady Garden**, with excellent access to the city center. Kindergartens, schools, a swimming pool and other civic amenities are just a few steps from the building.

Interior 84.2 m<sup>2</sup>, brick cellar 6.2 m<sup>2</sup>.

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



## Apartment Two-bedroom (3+kk)

Sold

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

- 1 LIVING ROOM
- 2 GUEST BEDROOM
- 3 MASTER BEDROOM
- 4 BATHROOM
- 5 ENTRANCE HALL
- 6 TOILET
- 7 BOILER & LAUNDRY ROOM

