



Apartment Two-bedroom (3+kk)

Rented

92.7 m², Praha 2, Vinohrady, Mánesova





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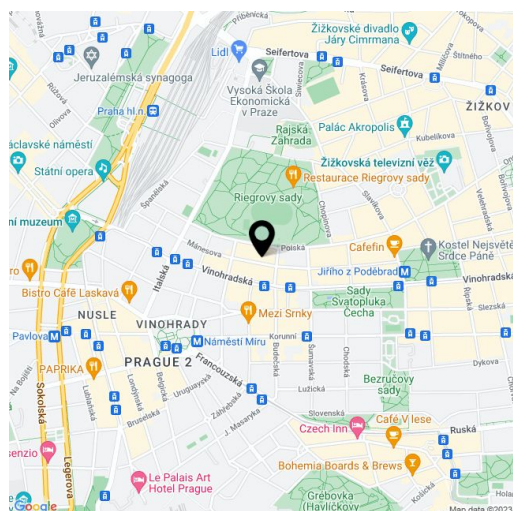
92.7 m², Praha 2, Vinohrady, Mánesova

| | |
|------------------|--|
| Total area | 96 m ² |
| Floor area* | 93 m ² |
| Balcony | 3 m ² |
| Parking | - |
| Cellar | 3 m ² |
| Service price | Monthly deposit for services, water, and heating CZK 8,000. Electricity - transferred to the tenant. |
| PENB | G |
| Reference number | 100705 |
| Available from | Immediately |

This fully refurbished, semi-furnished air-conditioned attic apartment with a balcony is on the 5th floor of a completely meticulously renovated Vinohrady apartment building with a new elevator and preserved original architectural details. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square. This attractive residential location offers a variety of shopping opportunities including a popular farmer's market, restaurants, cafes, and bistros, a wide selection of schools, landscaped parks, playgrounds, and easy access to the city center by metro, tram, and car. A metro station and a tram stop are just a minute's walk away.

The interior features a living room with a fully fitted open plan kitchen and a skylight, a master bedroom with a **balcony**, a bedroom with a small closet, a bathroom (walk-in shower, toilet), an additional separate toilet, and an entrance hall.

Air-conditioning, smart home system, hardwood parquet floors, large-format tiles, built-in wardrobes in the bedrooms and hall, designer furniture, underfloor heating in the bathroom, washer, dryer, custom-made kitchen, dishwasher, induction cooktop, microwave oven, TV, cellar.



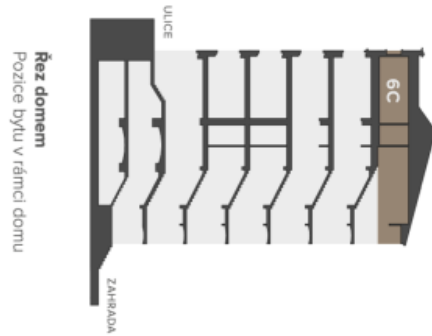
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYTOVÝ PROSTOR

3+KK

6.NP 98,5 M²

| | | |
|---|-----------------------------------|---------------------|
| 6C.01 | HALA | 10,9 m ² |
| 6C.02 | LOŽNICE | 17,7 m ² |
| 6C.03 | LOŽNICE | 14,9 m ² |
| 6C.04 | KOMORA | 1,5 m ² |
| 6C.05 | TOALETA | 1,6 m ² |
| 6C.06 | KOUPELNA | 3,7 m ² |
| 6C.07 | OBYVACÍ POKOJ S KUCHYNSKÝM KOUTEM | 38,7 m ² |
| 6C.08 | BALKON | 3,1 m ² |
| S1.6C | SKLEP | 2,7 m ² |
| UŽITNÁ PLOCHA CELKEM (včetně balkonu a sklepu) | | 94,8 m ² |
| CELKOVÁ PLOCHA (včetně balkonu, konstrukcí a sklepu) | | 98,5 m ² |

