



## Apartment Two-bedroom (3+kk)

Rented

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





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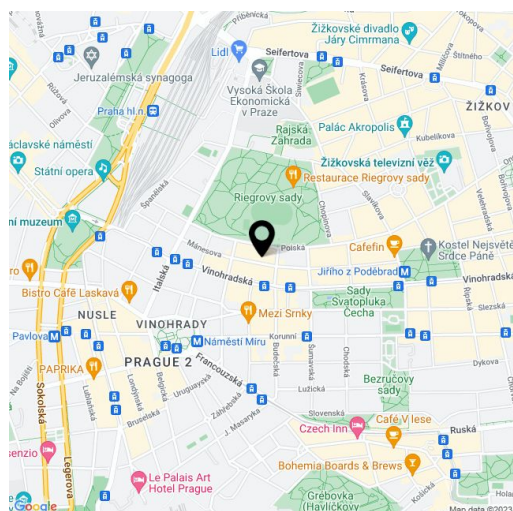
92.7 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

|                  |  |
|------------------|--|
| Total area       | 96 m <sup>2</sup>  |
| Floor area*      | 93 m <sup>2</sup>  |
| Balcony          | 3 m <sup>2</sup>   |
| Parking          | -  |
| Cellar           | 3 m <sup>2</sup>   |
| 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.

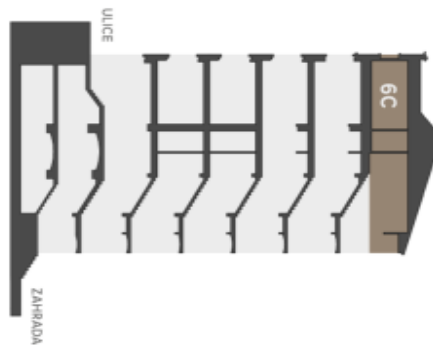
Air-conditioning, smart home system, hardwood parquet floors, large-format tiles, built-in wardrobes in the bedrooms and hall, designer furniture, underfloor heating in the bathroom, washer, dryer, custom-made kitchen, dishwasher, induction cooktop, microwave oven, TV, cellar.



\* 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.



# Apartment Two-bedroom (3+kk)

**Rented**92.7 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova**Řez domem**  
Pozice bytu v rámci domu**Půdorys podlaží**  
Umístění bytu na patře

BYTOVÝ PROSTOR

**3+KK**6.NP 98,5 M<sup>2</sup>

|   |                           |
|---|---------------------------|
| 6C.01 HALA  | 10,9 m <sup>2</sup>       |
| 6C.02 LOŽNICE   | 17,7 m <sup>2</sup>       |
| 6C.03 LOŽNICE   | 14,9 m <sup>2</sup>       |
| 6C.04 KOMORA  | 1,5 m <sup>2</sup>        |
| 6C.05 TOAILETA  | 1,6 m <sup>2</sup>        |
| 6C.06 KOUPELNA  | 3,7 m <sup>2</sup>        |
| 6C.07 OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUTEM                         | 38,7 m <sup>2</sup>       |
| 6C.08 BALKON  | 3,1 m <sup>2</sup>        |
| 6C.09 SKLEP   | 2,7 m <sup>2</sup>        |
| UŽITNÁ PLOCHA CELKEM<br>(včetně balkonu a sklepu)               | 94,8 m <sup>2</sup>       |
| <b>CELKOVÁ PLOCHA<br/>(včetně balkonu, konstrukcí a sklepu)</b> | <b>98,5 m<sup>2</sup></b> |

