



Apartment Three-bedroom (4+kk)

Sold

118.9 m², Praha 2, Vinohrady, Mánesova





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Total area	122 m ²
Floor area*	119 m ²
Balcony	3 m ²
Parking	-
Cellar	7 m ²
PENB	G
Reference number	102547

This elegant apartment with 2 bathrooms and a southwest-facing balcony is situated on the 2nd floor of a completely and at the same time sensitively renovated apartment building with an elevator and preserved Art Nouveau elements. A nice place on a tree-lined street near Riegrový Sady Park and Jiřího z Poděbrad Square.

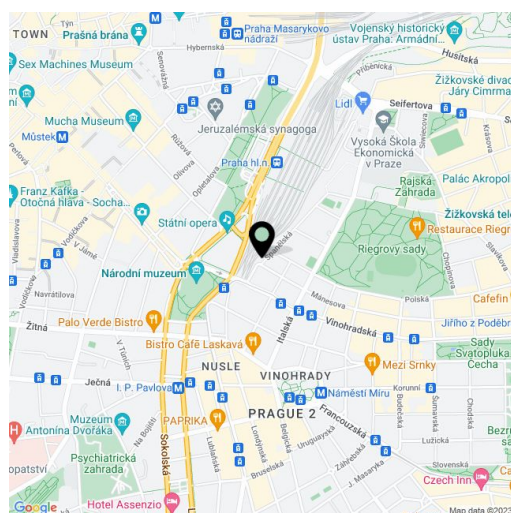
The practical layout of the apartment consists of a living room with a **bay window** and kitchen, a large bedroom with an en-suite bathroom (with a bathtub and toilet), another 2 bedrooms, a central bathroom (with a shower and toilet), a separate toilet, 2 closets, and an entrance hall. **The balcony** facing the nicely landscaped **green courtyard** is accessible from one of the bedrooms.

Floors are wooden **parquet** in a classic **tree pattern**; windows are new wooden casement (replicas of the original ones), and the entrance door is double-leaf cassette with period profiling and brass fittings. The kitchen is fully equipped and the induction hob has an **integrated hood**. Sanitary ware is by the Tres, Catalano, and Bette brands. The interior stands out for its high amount of built-in storage space, and the apartment also comes with two **cellar storage units**. The building boasts **elegant common areas and a modern elevator**.

The attractive location of Vinohrady offers everything you need within reach, including farmers' markets, restaurants, cafes, and bistros, a wide selection of state and private schools, **landscaped parks**, children's playgrounds, and easy access to the city center by metro, tram and on foot or by scooter. A public transport station is a 2-minute walk away, and you can easily walk to **Riegrový Sady** and **Rajská Zahrada parks**.

Floor area 118.9 m², balcony 3.1 m², 2x cellar cubicles 3.3 m².

The apartment is rented until 10/2025.



* 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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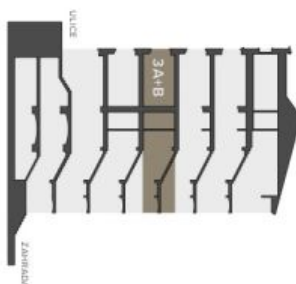
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Půdorys podlaží
Umístění bytu na pátěře



Řez domem
Pozice bytu v rámci domu



BYTOVÝ PROSTOR

3A+B 4+KK

3. NP 125,2 M²

3AB 01 HALA	7,3 m ²
3AB 02 LOŽNICE	18,4 m ²
3AB 03 LOŽNICE	14,1 m ²
3AB 04 KOMORA	1,1 m ²
3AB 05 TOALETY	2,7 m ²
3AB 06 KOUPELNA	3,9 m ²
3AB 07 OBYVACÍ POKOJ S KLUCHYŇSKÝM KOUTEM	36,5 m ²
3AB 08 KOMORA	2,6 m ²
3AB 09 LOŽNICE	19,6 m ²
3AB 10 KOUPELNA	4,3 m ²
3AB 11 BALKON	3,1 m ²
S23A SKLEP	3,2 m ²
UZITNÁ PLOCHA CELKEM (včetně balkonu a sklepu)	118,8 m ²
CELKOVÁ PLOCHA (včetně balkonu, konstrukcí a sklepu)	125,2 m ²

