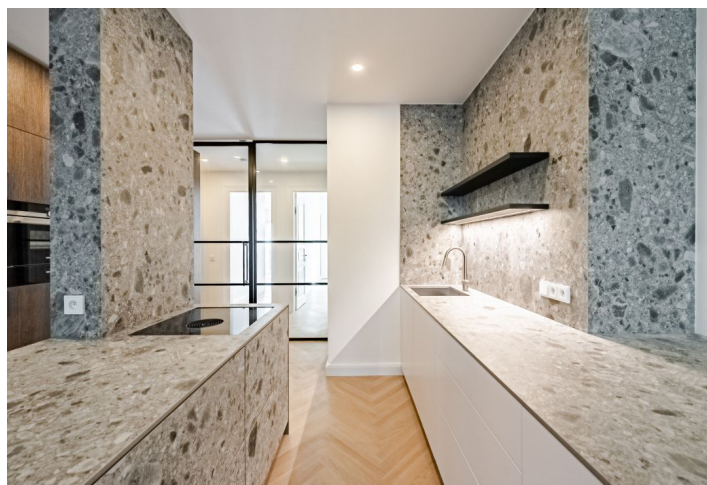




## Apartment Three-bedroom (4+kk)

Sold

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





## Apartment Three-bedroom (4+kk)

**Sold**118.9 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	122 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	7 m <sup>2</sup>
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.

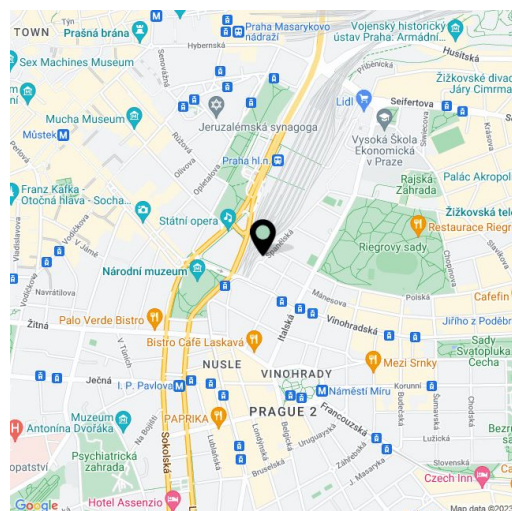
The practical layout of the apartment consists of a living room with a **bay window** and kitchen, a large bedroom with an en-suite bathroom (with a bathtub and toilet), another 2 bedrooms, a central bathroom (with a shower and toilet), a separate toilet, 2 closets, and an entrance hall. **The balcony** 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 m<sup>2</sup>, balcony 3.1 m<sup>2</sup>, 2x cellar cubicles 3.3 m<sup>2</sup>.

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.



Apartment Three-bedroom (4+kk)

Sold

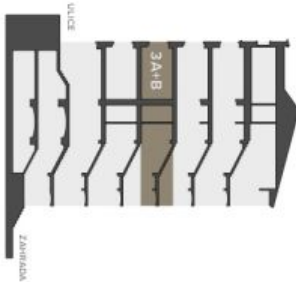
118.9 m², Prague 2, Vinohrady, Mánesova

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Půdorys podlaží  
Umístění bytu na pátě



Řez domem  
Pozice bytu v rámci domu



BYTOVÝ PROSTOR

3A+B 4+KK

3.NP 125,2 M²

3AB.01 HALA	7,3 m²
3AB.02 LOŽNICE	18,4 m²
3AB.03 LOŽNICE	14,1 m²
3AB.04 KOMORA	1,1 m²
3AB.05 TOALET	2,7 m²
3AB.06 KOUPELNA	3,9 m²
3AB.07 OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUTEM	36,5 m²
3AB.08 KOMORA	2,6 m²
3AB.09 LOŽNICE	19,6 m²
3AB.10 KOUPELNA	4,3 m²
3AB.11 BALKON	3,1 m²
S2.3A SKLEP	3,2 m²
UŽITNÁ PLOCHA CELKEM (včetně balkonu a sklepu)	116,8 m²
CELKOVÁ PLOCHA (včetně balkonu, konstrukcí a sklepu)	125,2 m²

