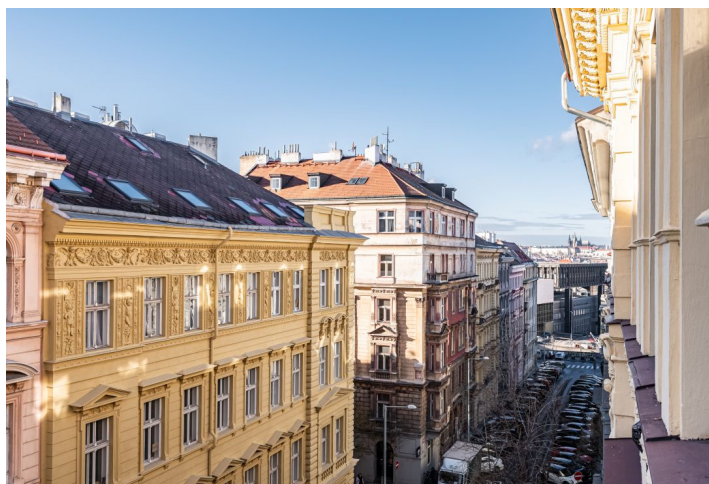




## Apartment One-bedroom (2+kk)

€ 474 757 | CZK 11 990 000

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





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Total area	64 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	103519

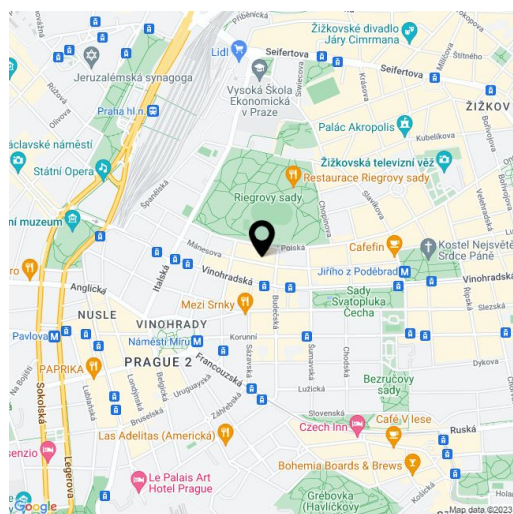
This southwest-facing apartment with high ceilings is located on the 4th floor of a stately apartment building situated on Mánesova Street on the border of New Town and Vinohrady, within easy walking distance of the city center and in close proximity to beautifully landscaped Riegrovy Sady Park.

The layout of the apartment consists of a living room with a kitchen, 1 bedroom, a bathroom (with a shower and toilet), a **dressing room**, a closet, and an entrance hall. The living area is expanded by a **raised sleeping platform** accessible from the bedroom.

The interior boasts ceilings of up to **3.7 m**, **historic renovated oak parquet floors**, refurbished interior doors, and new wooden casement windows. The Orsi kitchen is equipped with built-in appliances. Heating is provided by a Protherm gas boiler. There is also **underfloor heating** in the bathroom. The building has new distribution systems (gas, waste, and electricity), a new facade and **elevator**, and there is a plan to modify the common areas and entrance doors.

This attractive location on **Mánesova Street** allows you to enjoy a wide selection of restaurants, bistros, and cafes in the immediate vicinity. **Riegrovy Sady Park** is just a few steps away and the Jiřího z Poděbrad or Wenceslas squares are within walking distance. Excellent accessibility is ensured by trams and the metro (lines A and C), and there is a bus stop nearby, from where you can reach the the Florenc metro transfer station in just a short time. The Main Railway Station is also within walking distance.

Floor area 64.2 m<sup>2</sup> + 7 m<sup>2</sup> sleeping platform.



\* 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.