



## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**118 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

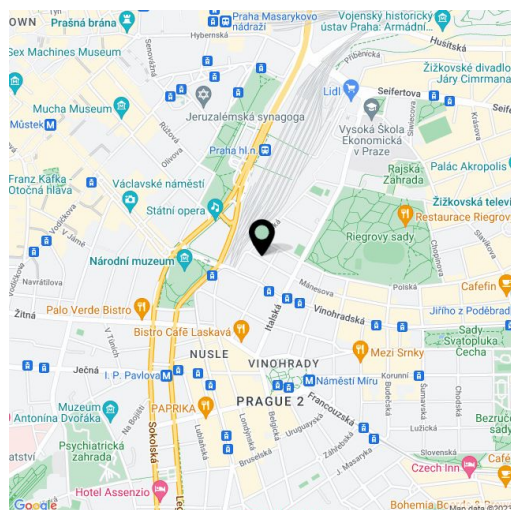
Total area	131 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	9 600 CZK monthly
PENB	G
Reference number	16088

**Sunny split-level apartment with a garden, located on both the ground and 1st floor of a completely reconstructed Classicist building near the relaxing Riegerovy Sady Park, just a few minutes from Wenceslas Square.**

The first level of the apartment features a living room with a fully-fitted kitchen and access to a quiet garden with mature trees, 2 bedrooms on the higher floor with a separate bathroom and a walk-in wardrobe, second bathroom on the ground floor. The building boasts a sauna and full-time 24-hour concierge.

The sought-after Vinohrady location offers a full range of public amenities and a quiet neighborhood life, just between Naměstí Míru and Jiřího z Poděbrad metro stations.

Interior 117,59 m<sup>2</sup>, terrace 13,3 m<sup>2</sup>, cellar 10 m<sup>2</sup>.



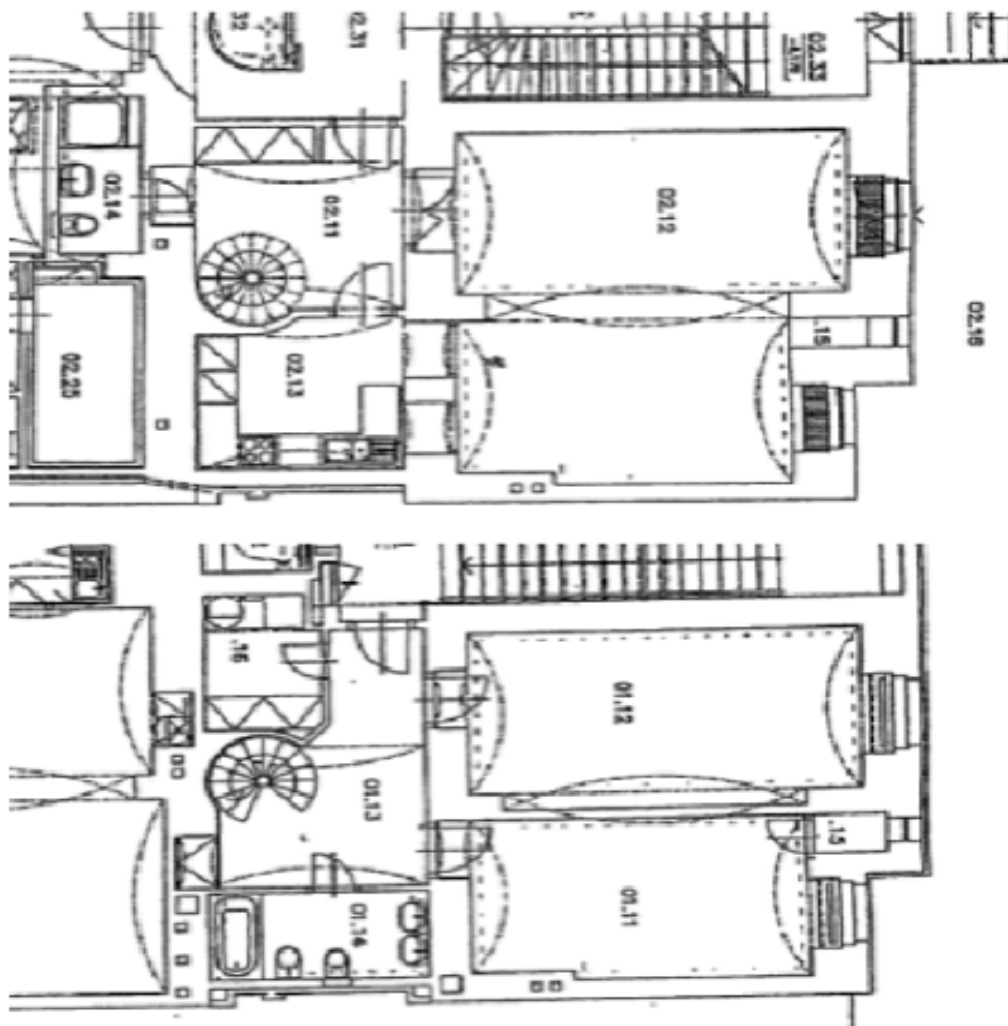
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Two-bedroom (3+kk)

Sold

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



Room	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
<b>BYT č.2 (3+1)</b>		
01.11	15.79	
01.12	49.94	
01.13	50.46	
01.14	6.31	
01.15	0.76	
01.16	4.16	
<b>Čistěm</b>	<b>56.44</b>	
<b>BYT č.2 (3+1)</b>		
02.11	11.05	
02.12	37.31	
02.13	6.76	
02.14	3.37	
02.15	0.64	
02.16	9.05	
<b>Čistěm</b>	<b>13.30</b>	
<b>Čistěm</b>	<b>61.15</b>	
<b>Óbě podlaží čistěm</b>	<b>117.59</b>	