



## Apartment Two-bedroom (3+kk)

Sold

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





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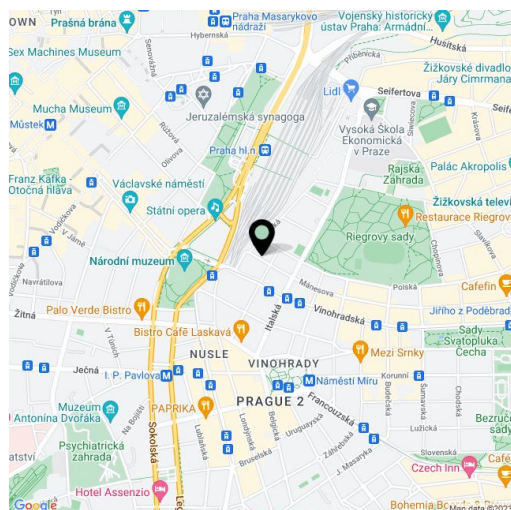
Total area	131 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	9 600 CZK monthly
PENB	G
Reference number	16088

**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>.



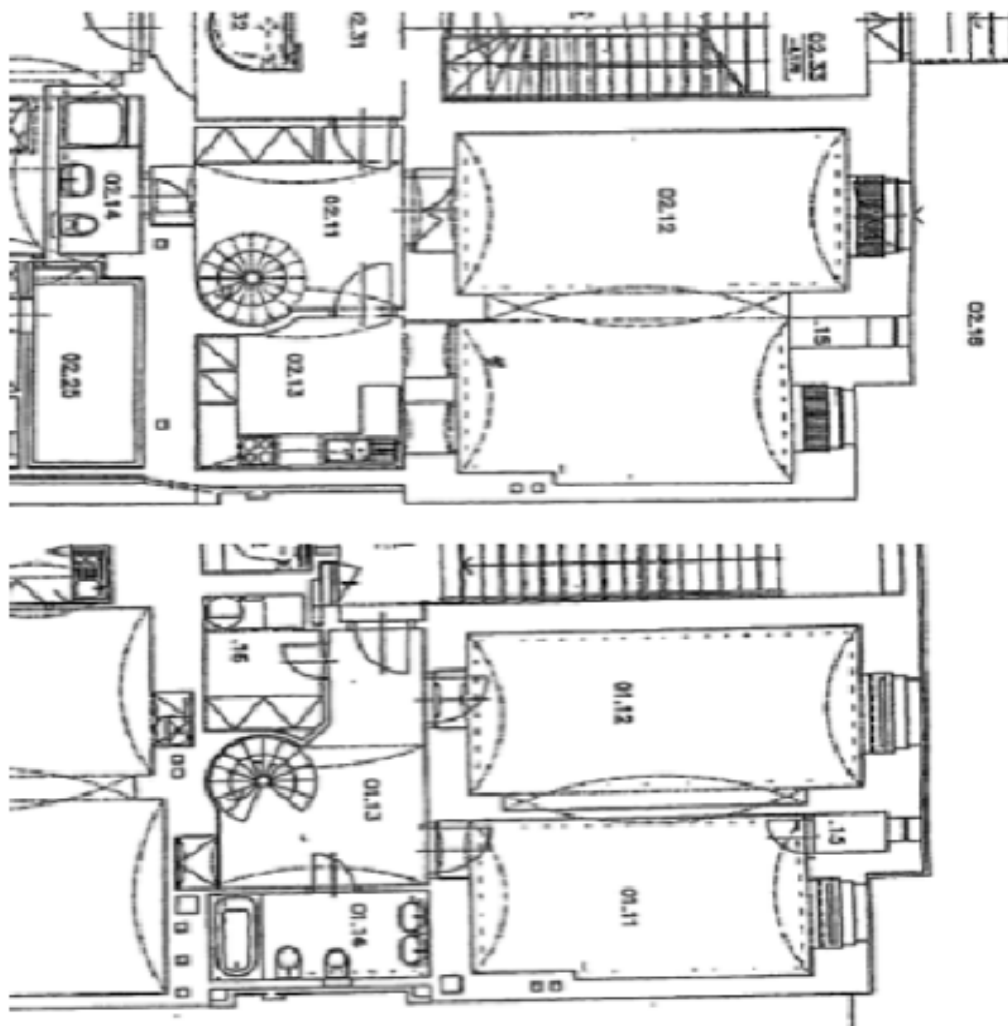
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Room No.	Description	Area (m <sup>2</sup> )
01.11	BYT č.2 (3+1)	15,79
01.12	Ložnice	10,94
01.13	Předstř.	10,46
01.14	Koupelna	6,31
01.15	Šelva	0,76
01.16	Šelva, kotel	4,16
	<b>Celkem</b>	<b>58,44</b>
02.11	BYT č.2 (3+1)	11,05
02.12	Předstř.	37,31
02.13	Obývací pokoj	6,76
02.14	Kuchyně	3,37
02.15	Společn. WC	0,64
02.16	Zimní zahrádka	9,05
	<b>Dvoret</b>	<b>13,30</b>
	<b>Celkem</b>	<b>81,15</b>
	<b>Obě podlaží celkem</b>	<b>147,59</b>