



## Apartment Three-bedroom (4+kk)

€ 1 779 359 | CZK 45 000 000

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





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Total area	203 m <sup>2</sup>
Floor area*	191 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	The option to rent for CZK 5,000/month
Garage	Yes
Cellar	-
Service price	4 550 CZK monthly
PENB	G
Reference number	19460

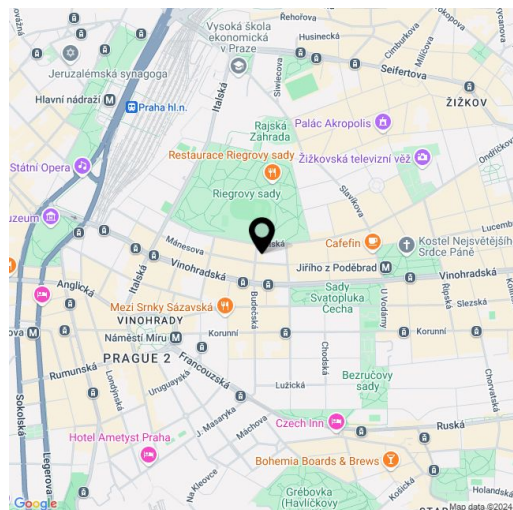
**This very bright, fully furnished south-facing duplex apartment with a terrace and fireplace is located on the 6th and 7th floors of a classic Art Nouveau building with an elevator in an attractive part of Vinohrady, just a few steps from Riegrovy Sady Park. The winning combination of space and materials used creates an airy and elegant interior. Possibility to rent a garage space within walking distance.**

On the lower level of the apartment is a sunny living room with a **fireplace** and a spiral staircase leading to the gallery on the upper floor. By dividing the living room, a **bedroom with a separate entrance** from the hallway can be created. There is also a kitchen with a dining room and two French windows, a bathroom with a shower and a toilet, a utility room, and an entrance hall. The upper level of the apartment consists of a gallery, 2 bedrooms, a master bathroom equipped with a **massage bath and a Jacuzzi shower**, and a **spacious terrace** facing the courtyard. A separate, lockable **garage space** accessible via a remote-controlled door is rented for the apartment. It is located 50 m from the building and has a 220 V socket. The garage is lined in sensitive areas with polystyrene to prevent possible damage to the car when carelessly opening the door or parking. The **garage is large enough for SUVs to park there.**

**Granite floors** in combination with wooden elements on the 5th floor, wooden windows (double-glazed with thermal insulation), and wooden glazed interior doors create a very exclusive atmosphere. The apartment is also equipped with an entrance door in the **highest level of security**, a videophone, and an **alarm**. Thermal comfort is ensured by radiators and **underfloor heating** connected to its own gas boiler. The apartment was renovated in 2011.

An attractive and sought-after residential location in the heart of **Královské Vinohrady**, with quick access to the city center. Metro stations of line A, **Míru or Jiřího z Poděbrad Squares**, are only a 5-10 minute walk away. Parking is possible in the blue zone directly in front of the building. Complete civic amenities, many restaurants, cafes, shops, as well as the Na Vinohradech theater and swimming pool can be found in the vicinity.

Usable area 191 m<sup>2</sup>, terrace 12 m<sup>2</sup> (+30 m<sup>2</sup> technical possibility of building a terrace on the roof of the building).



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

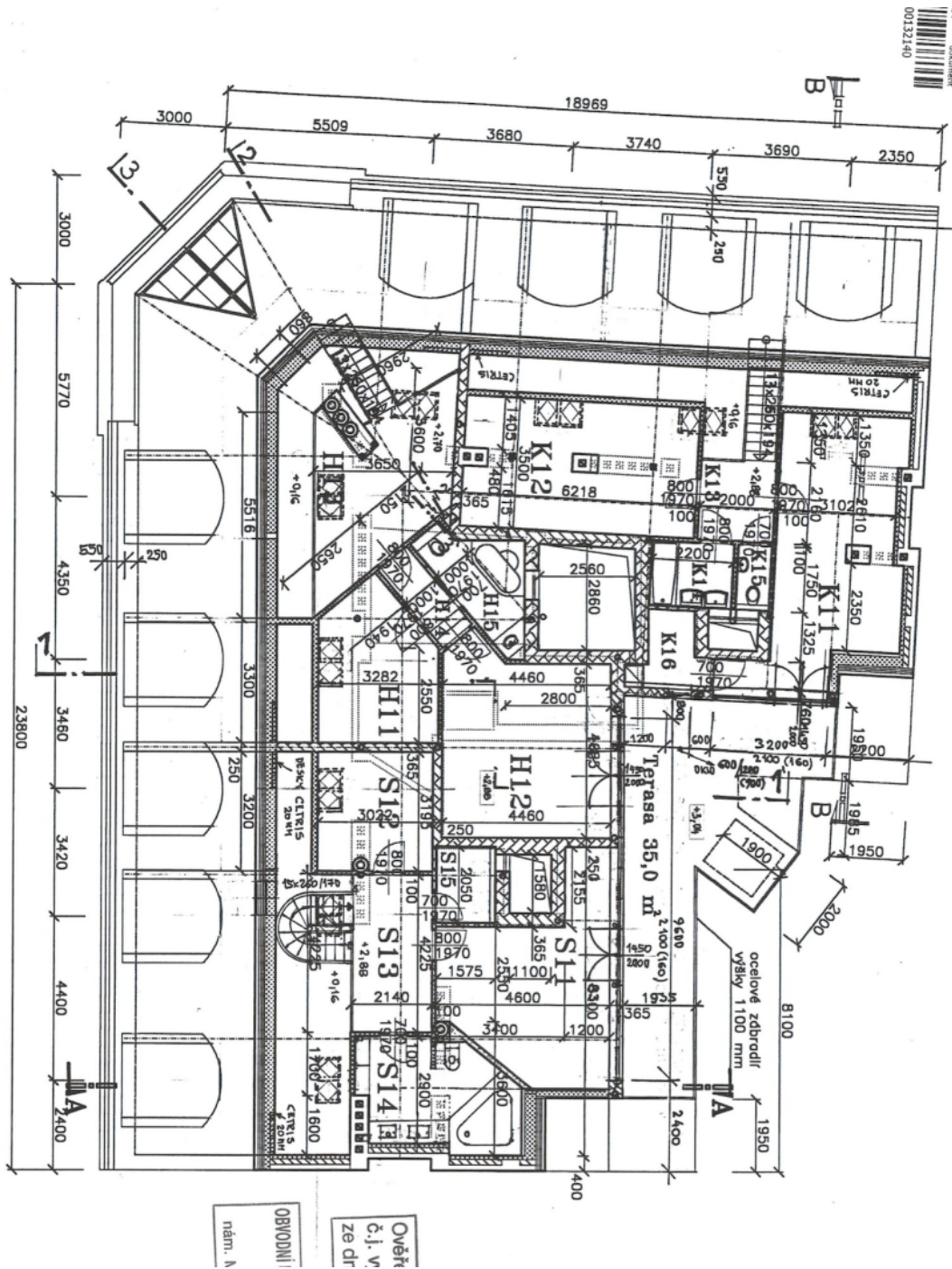




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