



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	144 m <sup>2</sup>
Garden	97 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 000 CZK monthly
PENB	C
Reference number	20669

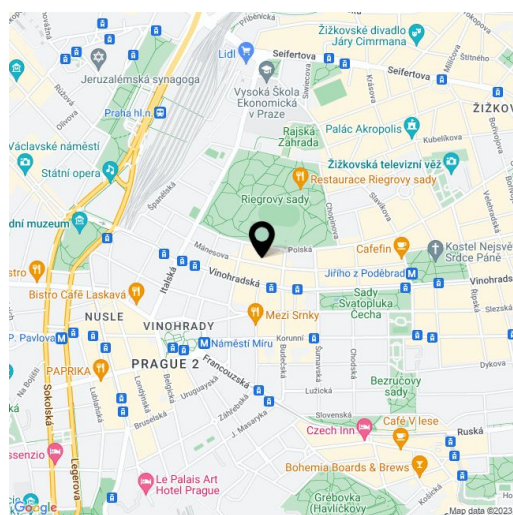
Renovated duplex flat with private garden situated in a nicely renovated Art Nouveau apartment building with a lift. Quiet street in a popular residential area of Prague 2 - Vinohrady, near the Riegrovy sady Park and Jiřího z Poděbrad metro station.

The higher, entry level of the flat features 2 bedrooms, bathroom and staircase hall. The lower level consists of a living room with kitchen and **winter garden** that leads to the beautifully landscaped courtyard garden with patio, mature trees and shrubs; also a second bathroom, storage room and a hall.

This semi-basement apartment is equipped with **stained oak floorboards**, new wood windows, **Baumatic** kitchen appliances, BAXI condensing boiler with Wi-Fi control, outdoor water tap. **The garden is in private ownership.** The purchase price includes a **cellar**.

Popular location within easy reach of the center, with all amenities. Swimming pool, divadlo Na Vinohradech Theater, numerous parks, nurseries and schools just a few minutes away on foot.

Interior 144 m<sup>2</sup>, garden 97 m<sup>2</sup>, cellar 3.3 m<sup>2</sup>.



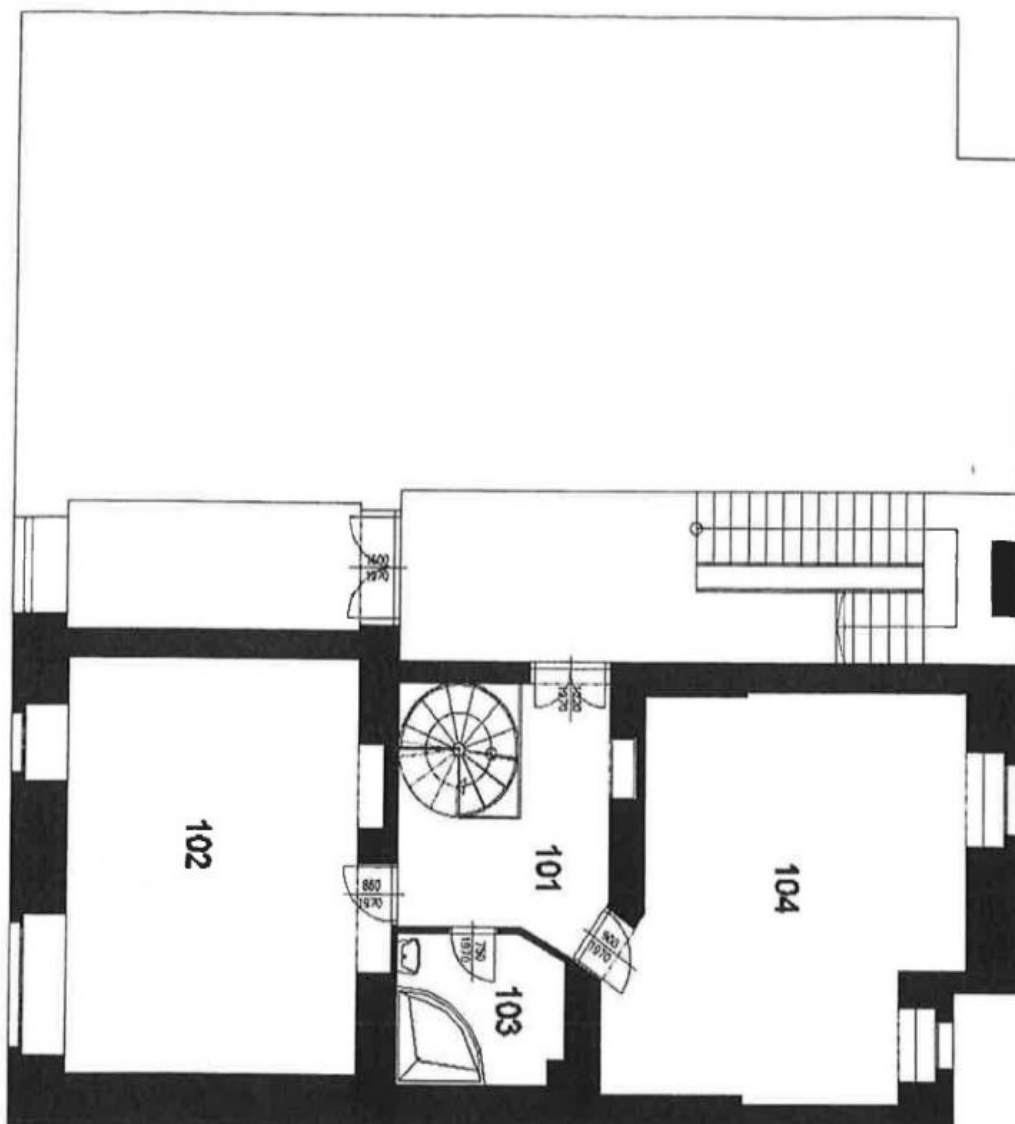
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**LEGENDA MÍSTNOSTI**

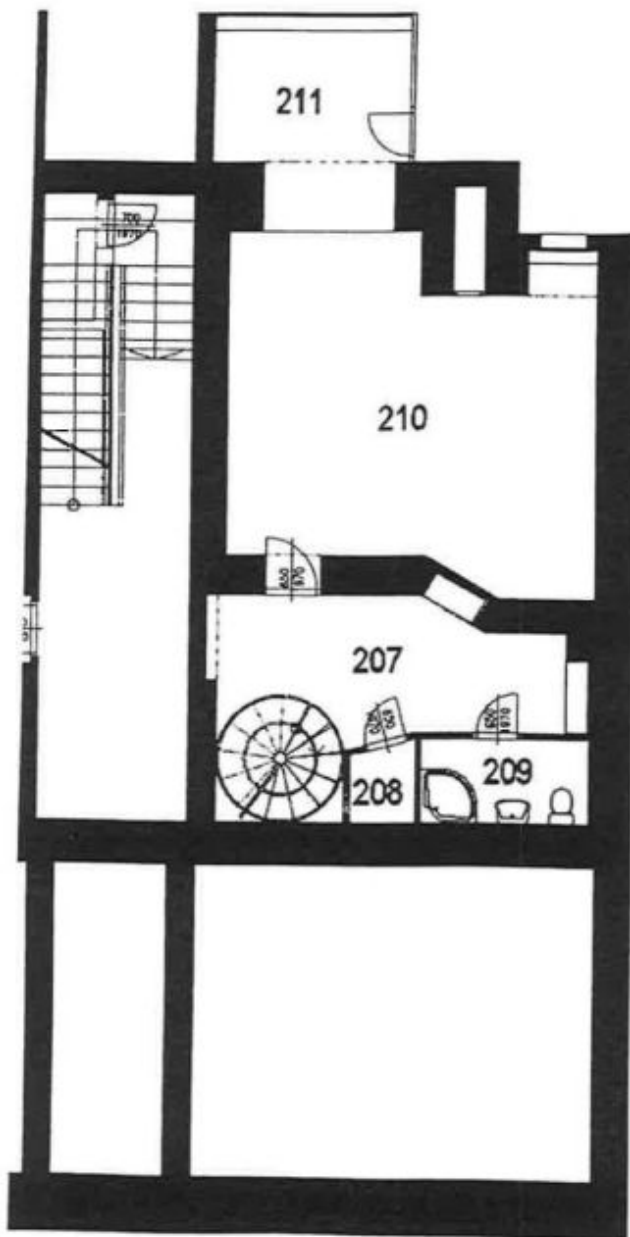
Č. M.	NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>
BYT č. 27653		
101	HALA	10,98
102	POKŮJ-PRACOVNA	33,35
103	KOUPELNA	6,73
104	POKŮJ	35,48



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BYTI Z 2150		
207	D-ODBA	12,15
208	KOMORA	1,32
209	KOUPELNA S WC	3,80
210	POKOJ S KK	30,83
211	ZEMNÍ ZAHRADA	9,52