



## Apartment Two-bedroom (3+1)

€ 5 261 | CZK 130 000

193 m², Prague 2, Vinohrady, Mánesova





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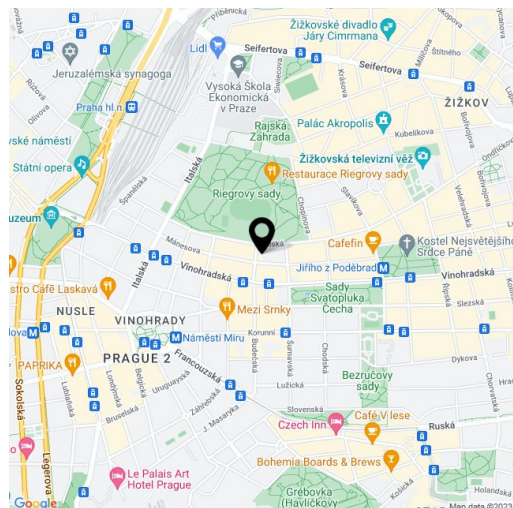
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Total area	205 m²
Floor area*	193 m²
Terrace	12 m²
Parking	Parking in garage at CZK 5,000/month.
Garage	Yes
Cellar	-
PENB	G
Reference number	21186
Available from	Immediately

**Quality furnished 2-bedroom 2-bathroom split-level attic flat with a 12 m² terrace situated on the fifth floor of a classic Art Nouveau building in the attractive area of Královské Vinohrady, just a few steps from the Riegrový sady park. Popular residential location within quick reach of the city center, just three blocks from Jiřího z Poděbrad metro station with a regular produce market.**

The combination of space and materials used creates an airy and elegant interior. The lower level is dominated by a sunny living room with a fireplace and a spiral staircase leading to the gallery on the upper floor. There is a fully fitted open plan kitchen with dining area and French windows, bathroom with shower and toilet, utility room, and entrance hall. The upper level includes a gallery, master bedroom with a full bathroom incl. Jacuzzi whirlpool tub and massage shower plus a fitted walk-in closet and a large terrace overlooking the courtyard, and second bedroom.

Granite and wooden floors, built-in wardrobes and storage, double glazed insulated wooden windows, glazed wooden interior doors, security entry door, two TVs, video entry phone, alarm, underfloor heating, gas boiler. Separate, lockable garage with space for 1 car and entrance through a remote-controlled gate is rented 50 m away from the flat. The garage, which features a 220 V electricity plug, is panelled with 5 cm polystyrene, securing the car from incautious opening of doors or parking. **The size is sufficient even for big SUV cars.** Common building charges and deposit for utilities around CZK 10,000/month.



\* 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.