



Apartment Three-bedroom (4+1)

Sold

163 m², Prague 2, Vinohrady, Mánesova





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Total area	215 m ²
Floor area*	163 m ²
Terrace	52 m ²
Parking	-
Cellar	-
PENB	G
Reference number	27524

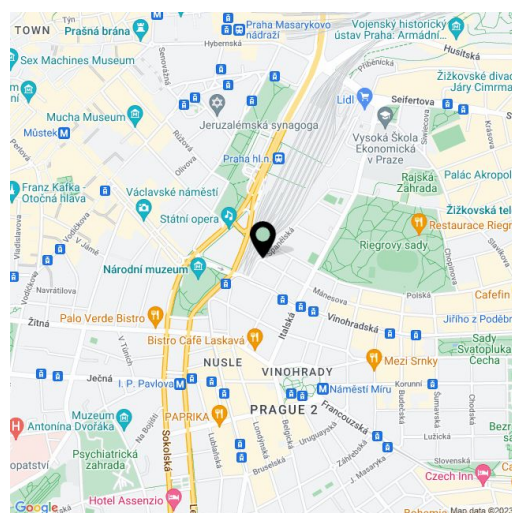
Bright, duplex apartment with two terraces is part of the last floor of a vinohrady apartment building with a lift in a quite street lined with trees, just a few steps from Riegr's Orchards and three minutes by tram to Wenceslas Square.

The lower floor consists of an entrance hall with a walk in wardrobe, two bedrooms facing the southwest to the courtyard, a separate kitchen and a dining room, a bathroom and a guest toilet. The upper floor includes a living room with an entrance to a southwest terrace and a third bedroom with a private bathroom and walk in wardrobe. There are stairs leading to the second, **roof terrace with panoramic view** of Prague's landmarks: Prague Castle, Petřín, the Church of St. Ludmila on the náměstí Míru Square or a church by Josip Plečnik at Jiřího z Poděbrad Square.

The apartment is full of daylight thanks to its location and windows to the southwest and northwest. The equipment includes wooden floors, security entry doors, wooden Velux roof windows (upstairs with roller shutters) or Viessman gas boiler for water heating and heating. The bathroom on the lower floor is equipped with a bathtub; the upper bathroom has a shower. The kitchen is for reconstruction. Planned a replacement of the elevator and reparation the facade.

Excellent location with lots of greenery in the area and great transport accessibility, in one of **the most prestigious Vinohrady streets**, a short walk from Riegr's Orchards, tram stops and all public amenities (kindergarten and primary schools, pharmacies, grocery, cafes, restaurants, theaters or cinemas).

Interior 163.4 m², lower terrace 18 m², upper terrace 34 m².



* 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.