



## Apartment Three-bedroom (4+1)

Sold

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





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Total area	142 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28920

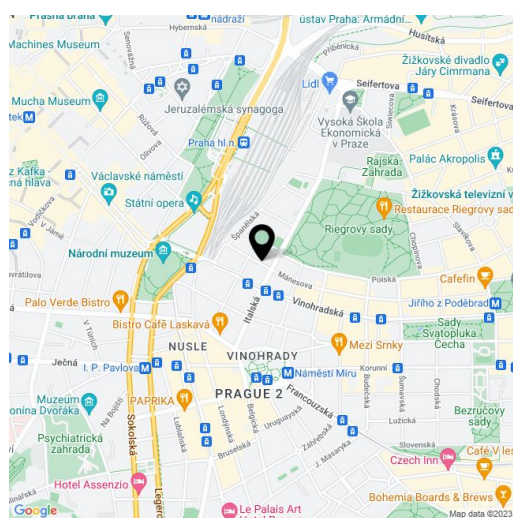
This spacious maisonette apartment with a southwest-facing terrace overlooking the courtyard is situated on the 4th and 5th floors of a classic Vinohrady apartment building located on a one-way street just a few minutes' walk from Wenceslas Square and Riegrovy Sady Park.

The entrance level consists of a large living room connected by a glass wall with a terrace, and, through a sliding door, it is also adjacent to the kitchen, which is accessible from the entrance hall. There are 2 bedrooms, 2 bathrooms (1 with a bathtub, sink, toilet, and bidet, the other with a shower, sink, toilet, bidet), and a utility room with storage space. On the upper floor is another bedroom/study with a private bathroom.

The floors are mostly wooden, in the kitchen and entrance hall are light colored large-format tiles. The living room has **French wooden windows** that let in **plenty of daylight**, other rooms have **Velux** wooden skylights. Heating is provided by a gas boiler. The building and apartment were completely renovated in 2014; the building has an elevator (goes to the mezzanine).

The location on the border of **New Town and Vinohrady** provides excellent access by metro and tram. The city center and the Main Railway Station are within walking distance. In the immediate vicinity are complete amenities: many restaurants and shops, schools, theaters, a health center, and all other services. It is also close to **Riegrovy Sady Park** with beautiful views of the city skyline, a playground, a garden restaurant, or a sports center with a swimming pool.

Interior 132.2 m<sup>2</sup>, terrace 9.7 m<sup>2</sup>.



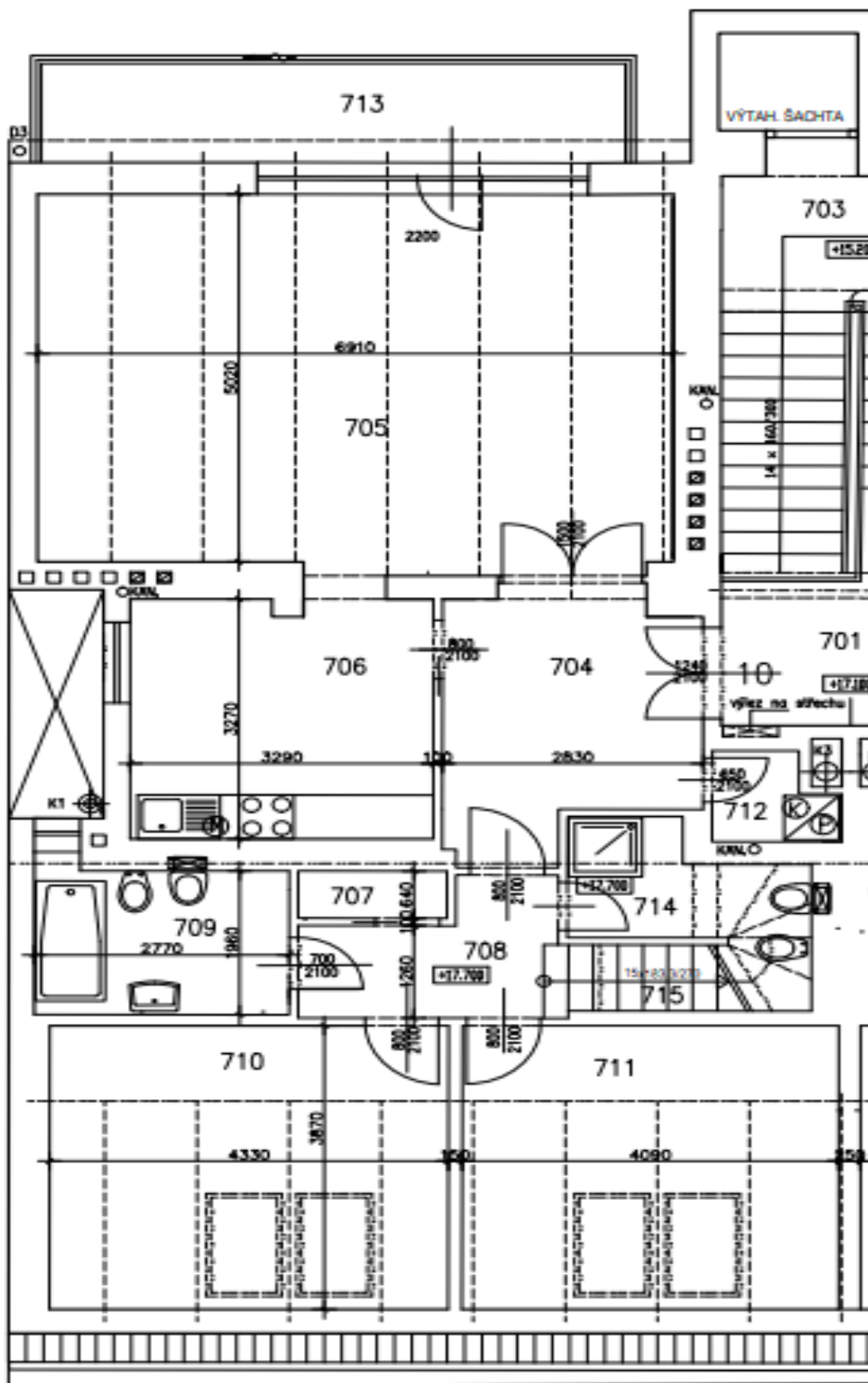
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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