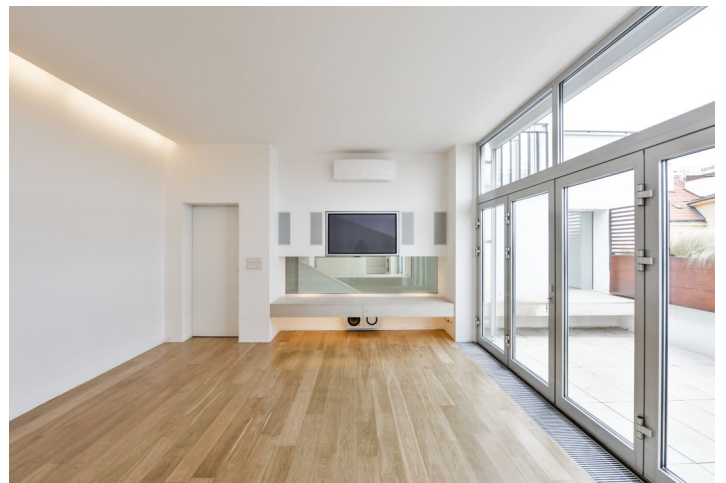




## Apartment Four-bedroom (5+1)

Rented

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





## Apartment Four-bedroom (5+1)

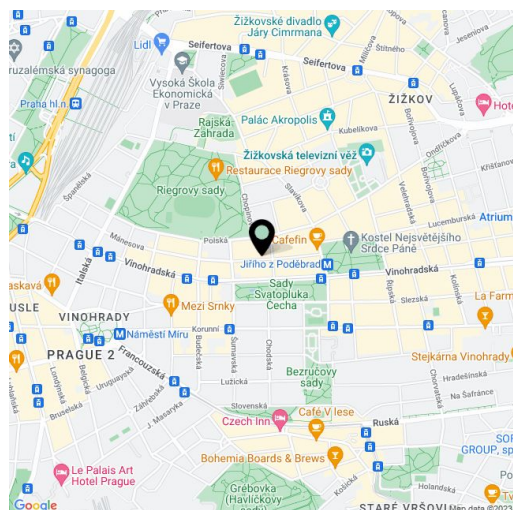
**Rented**220 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

|                  |                    |
|------------------|--------------------|
| Total area       | 250 m <sup>2</sup> |
| Floor area*      | 220 m <sup>2</sup> |
| Terrace          | 30 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 29301              |
| Available from   | Immediately        |

Boasting 3 south-facing terraces and direct access from the elevator, this top standard 4-bedroom 2-bathroom split-level penthouse is on the fifth floor of a completely renovated historical building. Located on a quiet street in close proximity to lovely Riegrovy sady Park and just one block from Jiřího z Poděbrad Square with a metro station, tram stop, a regular farmers' market, and lots of quality cafes, bistros, and restaurants. A location with very quick access to the city center and full amenities, within walking distance of the Atrium Flora shopping mall.

The main floor features a spacious hall with a double height ceiling, a living room with a **terrace**, a fully fitted kitchen with a dining area and a **terrace**, a master bedroom with an en-suite bathroom (massage bath and walk-in shower, toilet), two bedrooms, a family bathroom (bath, toilet), a utility room, a guest toilet, and an entrance hall with storage space. The upper floor includes a gallery suitable for a study area, one bedroom/playroom/library with **terrace** access, and a toilet. The entrance level has direct access from the elevator.

**Air-conditioning**, hardwood floors, tiles, French windows, ample built-in wardrobes and storage, automatic terrace shades, automatic irrigation on the terraces, attic storage space, dishwasher, microwave oven, 10 m<sup>2</sup> **cellar**. Common building charges CZK 7,500/month. Utilities are billed separately. Available from mid March 2022.



\* 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.