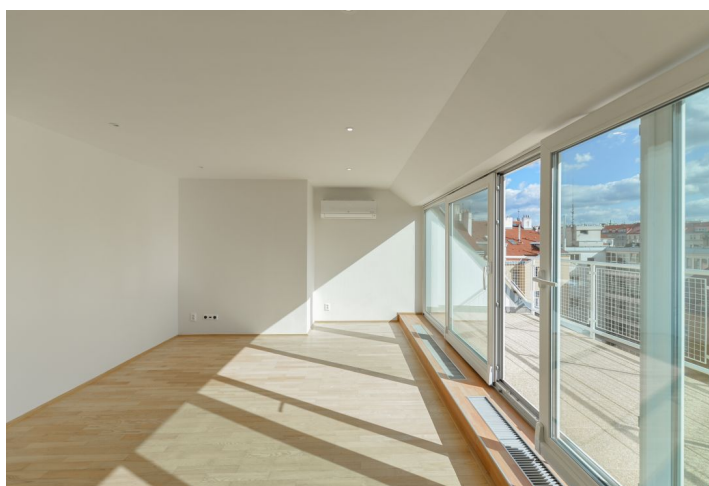




## Apartment Four-bedroom (5+kk)

Rented

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





## Apartment Four-bedroom (5+kk)

Rented

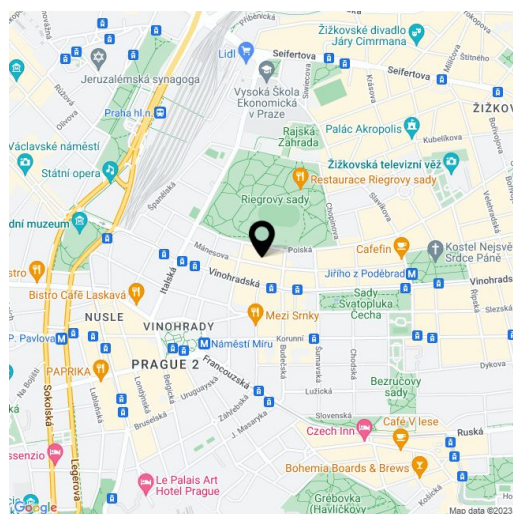
163 m<sup>2</sup>, Praha 2, Vinohrady, Mánesova

Total area	215 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Terrace	52 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Common building charges and water CZK 4,500/2-3 persons/month, each another person CZK 1,500/month. Gas and electricity - transferred to the tenant.
PENB	D
Reference number	30247
Available from	Immediately

Boasting a **34 sq. m. roof terrace offering panoramic views of Prague incl. the Prague Castle and Petřín Hill**, this renovated split-level attic apartment with an additional 18 sq. m. terrace is situated on the topmost fifth floor of a residential building with an elevator, on a quiet tree-lined street, a short walking distance from Wenceslas Square and a block away from Riegrovy Sady Park. A highly sought-after residential location with full amenities within easy reach and great access to the city center, just a few blocks from Jiřího z Poděbrad Square with a metro station, tram stop, and popular farmers' market.

The lower level consists of an entrance hall with a fitted walk-in closet, a **master bedroom with an en-suite bathroom** (walk-in shower with rain shower head, toilet, bidet shower) and walk-in closet, two further bedrooms, a spacious walk-through hall, and a family bathroom (bathtub, toilet). The upper floor includes an **air-conditioned** living room with a gallery, a dining area, a fully fitted kitchen, and access to the terrace, a fourth bedroom, and a bathroom (walk-in shower, toilet). The circular staircase leads from the terrace to the **roof terrace with 360° views**.

Bora induction cooktop, American style fridge, dishwasher, oven and microwave, **new bathrooms**, sanitary items (Laufen and Hansgrohe), high-quality Italian tiles, hardwood parquet floors, security entry door, interior doors with concealed hinges, gas boiler, washer and dryer, a wardrobe in the bedroom. Internet connection included in the rent. A garage parking space can be rented nearby at an extra cost.



\* 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.

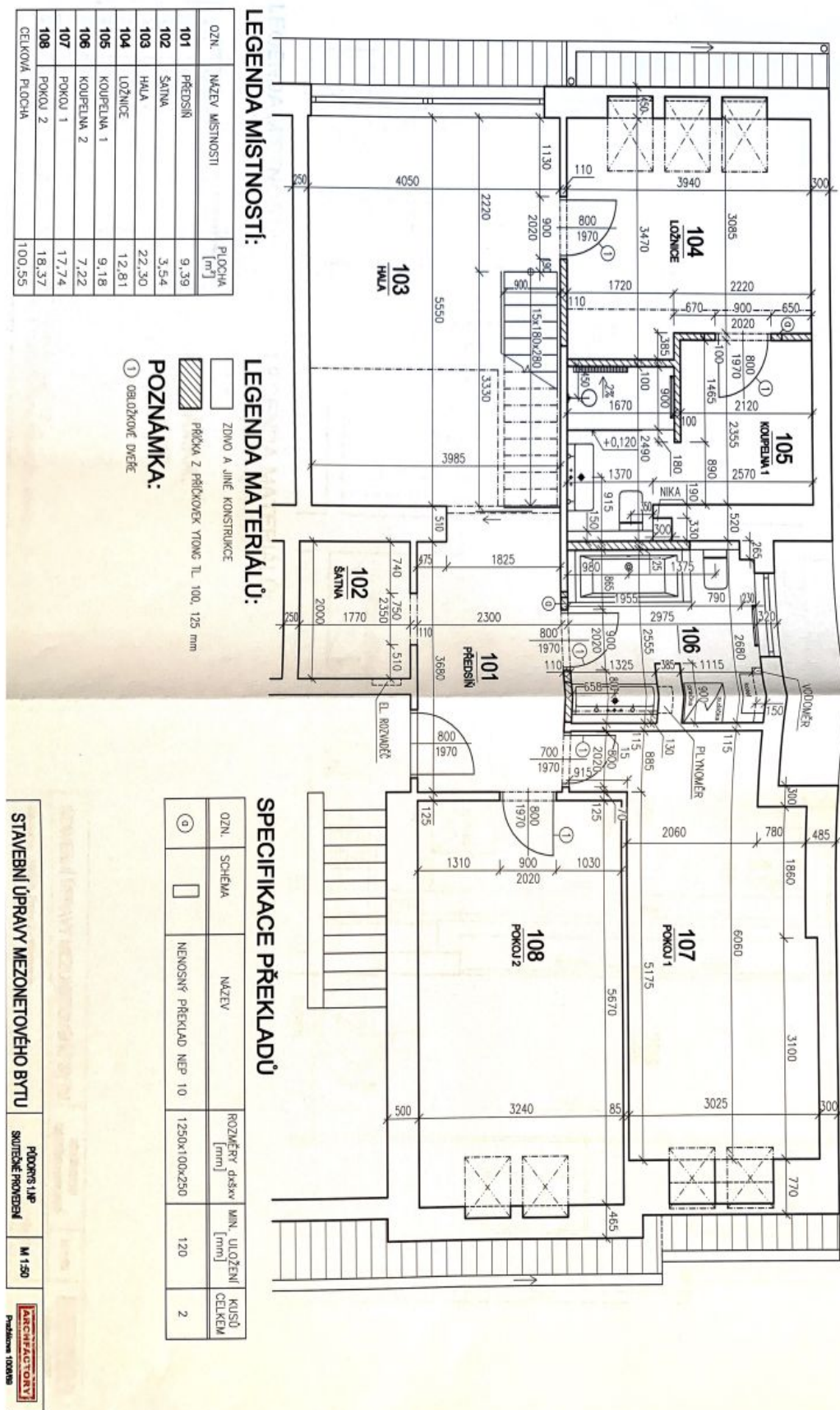




# Apartment Four-bedroom (5+kk)

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

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