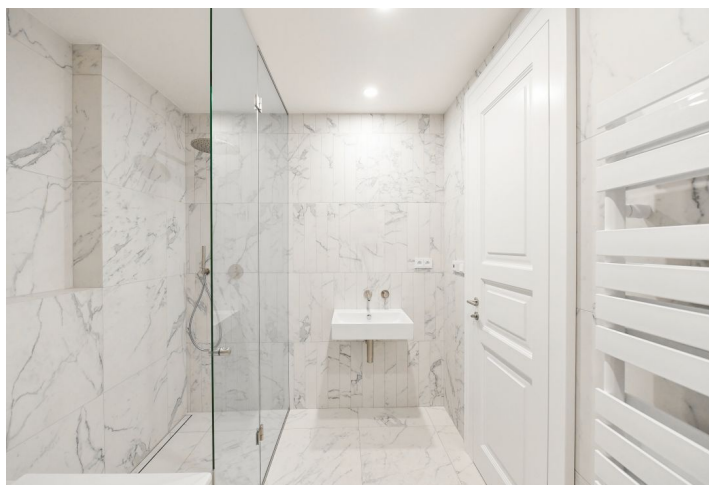




Apartment One-bedroom (2+kk)

€ 592 329 | CZK 14 980 000

59.7 m², Praha 2, Vinohrady, Mánesova





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Total area	92 m ²
Floor area*	60 m ²
Terrace	33 m ²
Parking	-
Cellar	3 m ²
PENB	G
Reference number	34385

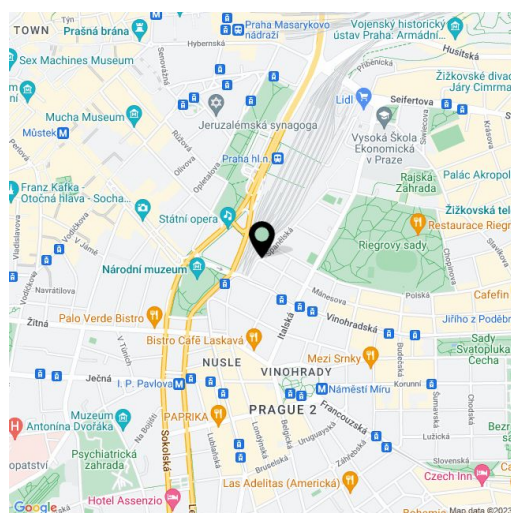
This apartment with a terrace is situated on the 1st underground floor of a completely and at the same time sensitively renovated Vinohrady apartment building. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The layout consists of a living room with a preparation for a kitchen, a bedroom, a bathrooms with a toilet, and an entrance hall.

Facilities include new wooden windows (replicas of the originals) and two-wing entrance doors with period profiling and brass fittings. The apartment will be handed over in a finished state including **wooden floors, wooden cassette doors** with lining or Tres, Catalano, and Bette sanitary ware. The apartment comes with a **cellar unit**. In the common parts of the building, original architectural elements have been refurbished to preserve its **authentic atmosphere. The elevator is new.**

This attractive part of Vinohrady offers a variety of shopping opportunities including farmers' markets, restaurants, cafes, and bistros, a wide selection of public and private schools, landscaped parks, playgrounds, and easy access to the city center by metro, tram, and car. A public transport stop is a 2-minute walk away. It is only a few steps from the building to the **large Riegrovy Sady Park and the neighboring Rajská Zahrada Garden.**

Total net area 59.7 m², terrace 32.7 m², cellar 2.5 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.



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BYTOVÝ PROSTOR

-1B 2+KK

1.PP 94,9 M²

-1B.01 HALA	9,7 m ²
-1B.02 KOUPELNA	7,4 m ²
-1B.03 KOMORA	2,1 m ²
-1B.04 OBÝVAČÍ POKOJ S KUCHYŇSKÝM KOUTEM	20,6 m ²
-1B.05 LOŽNICE	13,9 m ²
-1B.06 KOMORA	0,8 m ²
-1B.07 TERASA	32,7 m ²
S1.S1B SKLEP	2,5 m ²

UŽITNÁ PLOCHA CELKEM
(včetně terasy a sklepu) 89,7 m²

CELKOVÁ PLOCHA
(včetně terasy, sklepu a konstrukce) 94,9 m²

Řez domem
Police bytu v rámci domu

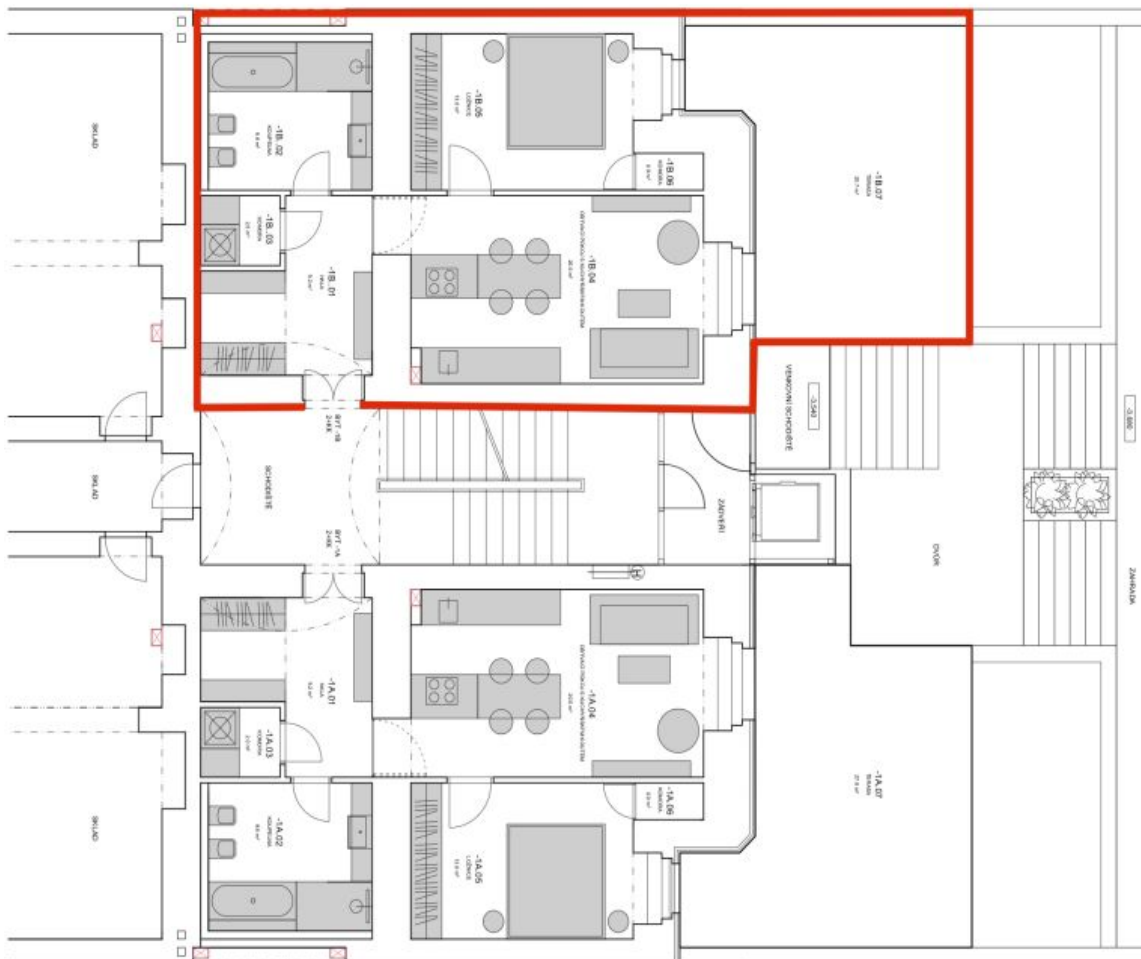
Půdorys podlaží
Umístění bytu na parfé



Apartment One-bedroom (2+kk)

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59.7 m², Praha 2, Vinohrady, Mánesova



BVĚ -1B 2+kk

Číslo	Název	Podlahová plocha (m ²)	Objem (m ³)
1	Byt	59,70	10,00
2	Průmyslová	0,00	0,00
3	Podlahová plocha	59,70	10,00
4	Objem	10,00	10,00
5	Podlahová plocha	59,70	10,00
6	Objem	10,00	10,00
7	Podlahová plocha	59,70	10,00
8	Objem	10,00	10,00
9	Podlahová plocha	59,70	10,00
10	Objem	10,00	10,00
11	Podlahová plocha	59,70	10,00
12	Objem	10,00	10,00
13	Podlahová plocha	59,70	10,00
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15	Podlahová plocha	59,70	10,00
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17	Podlahová plocha	59,70	10,00
18	Objem	10,00	10,00
19	Podlahová plocha	59,70	10,00
20	Objem	10,00	10,00
21	Podlahová plocha	59,70	10,00
22	Objem	10,00	10,00
23	Podlahová plocha	59,70	10,00
24	Objem	10,00	10,00
25	Podlahová plocha	59,70	10,00
26	Objem	10,00	10,00
27	Podlahová plocha	59,70	10,00
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29	Podlahová plocha	59,70	10,00
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91	Podlahová plocha	59,70	10,00
92	Objem	10,00	10,00
93	Podlahová plocha	59,70	10,00
94	Objem	10,00	10,00
95	Podlahová plocha	59,70	10,00
96	Objem	10,00	10,00
97	Podlahová plocha	59,70	10,00
98	Objem	10,00	10,00
99	Podlahová plocha	59,70	10,00
100	Objem	10,00	10,00



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