



Apartment One-bedroom (2+1)

€ 596 338 | CZK 14 980 000

80.6 m², Prague 2, Vinohrady, Mánesova





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Total area	95 m ²
Floor area*	81 m ²
Terrace	15 m ²
Parking	-
Cellar	3 m ²
PENB	G
Reference number	34387

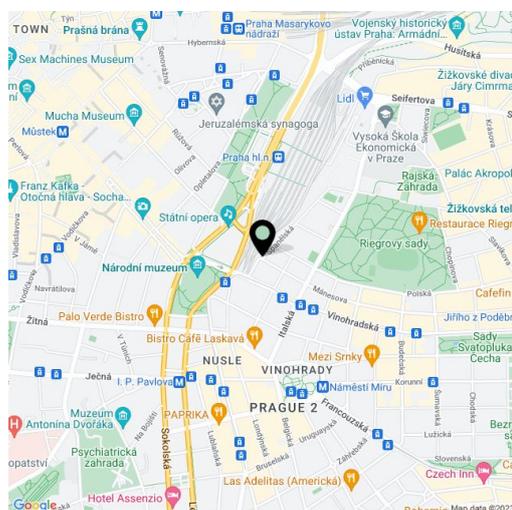
This apartment with a terrace is situated on the 2nd underground floor of a completely and at the same time sensitively renovated Vinohrady apartment building. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The layout consists of a living room with a preparation for a kitchen, a bedroom, a bathrooms with a toilet, 2 pantries 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.

The attractive location 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 80,6 m², terrace 14,7 m², cellar 2.5 m².



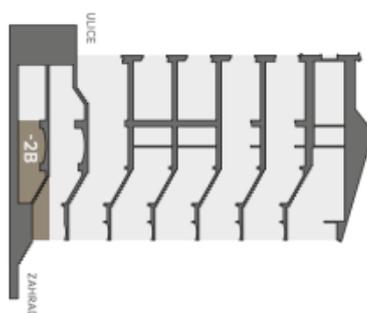
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Řez domem
Pozice bytu v rámci domu



Půdorys podlaží
Umístění bytu na patře

BYTOVÝ PROSTOR

-2B 2+1

2.PP 97,8 M²

-2B.01 CHODBA	4,8 m ²
-2B.02 KOUPELNA	6,2 m ²
-2B.03 KUCHYŇ	16,2 m ²
-2B.04 LOŽNICE	13,5 m ²
-2B.05 OBÝVACÍ POKOJ	28,6 m ²
-2B.06 TERASA	14,7 m ²
-2S.2B SKLEP	2,5 m ²
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UŽITNÁ PLOCHA CELKEM (včetně terasy a sklepu)	86,5 m ²
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CELKOVÁ PLOCHA (včetně terasy, sklepu a konstrukcí)	97,8 m ²

