



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	71 m <sup>2</sup>
Floor area*	47 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38128

We have the exclusive right to sell this apartment that is finished to a high standard with a garden terrace that completely faces a green courtyard. Located on the lower ground floor of the recently completed Mánesova78 Residence, it is situated at an attractive address in the city center, near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the lower ground floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer. Both rooms have access to the east-facing terrace.

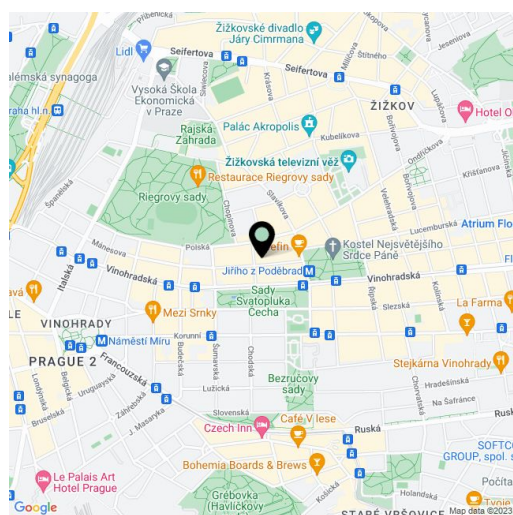
High-standard facilities include Foglie D'oro parquet floors, DelConca marble decor tiles, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. **Cellar storage unit at an extra cost.**

Mánesova Street, surrounded by important buildings by famous architects as well as restaurants, bistros, and cafes, including the popular **Kaaba Café**, connects Jiřího z Poděbrad Square to the Main Railway Station. The ride to the city center is quick thanks to the proximity of a metro station and tram stop less than a 5-minute walk away. On nearby Jiřího z Poděbrad Square with the iconic **Church of the Sacred Heart of the Lord** by Josip Plečnik there are nice bars, cafes, shops, and regular **farmers' markets**. You can go for pleasant walks in nearby **Riegrovy Sady Park** with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 47.1 m<sup>2</sup>, terrace 23.7 m<sup>2</sup>.

Photos with furniture are from the show flat.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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Užitná plocha bytu	45,80m <sup>2</sup>
Plocha příček	1,30m <sup>2</sup>
Celková plocha bytu	47,10m <sup>2</sup>
Terasa	23,70m <sup>2</sup>
Plocha celkem	70,80m <sup>2</sup>



**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU

DOCUMENTACE: FORMÁT:	DATA:
STUDIE 2 X A4	11/2020
ČÁST:	MĚŘÍTKO:
STAVEBNÍ	
VÝKRES:	ČÍSLO VÝKRESU:
BYT 0013	