



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	85 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38146

We have the exclusive right to sell this apartment, finished to a high standard, which is located in the recently completed Mánesova78 Residence designed by the renowned OOOOX architectural studio. It boasts an attractive address in the city center near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the ground floor consists of a living room with a preparation for an open plan kitchen, a bedroom, a bathroom, a separate toilet, and a foyer.

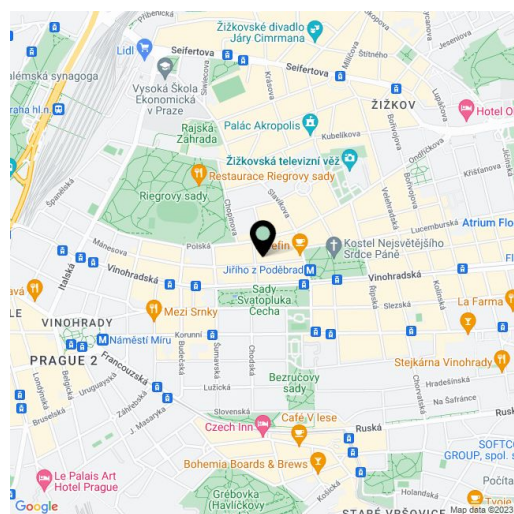
**High-standard facilities** include **Foglie D'oro parquet floors**, DelConca imitation **marble** tiles, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. **Cellar storage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

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 85.20 m<sup>2</sup>, cellar 2.3 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.



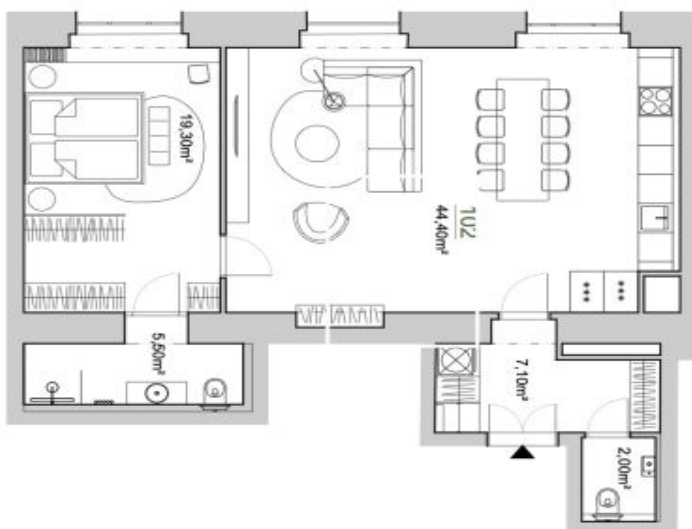
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Užitná plocha bytu	79.30m <sup>2</sup>
Plocha přístěvek	6.90m <sup>2</sup>
Celková plocha bytu	85.20m <sup>2</sup>
Plocha celkem	85.20m <sup>2</sup>



**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU

DOCUMENTACE: FOTIAT:	DATA:
STUDIE 2 x A4	11/2020
ČÁST:	MĚŘÍTKO:
STAVEBNÍ	
VÝKRES:	ČÍSLO VÝKRESU:
BYT 102	