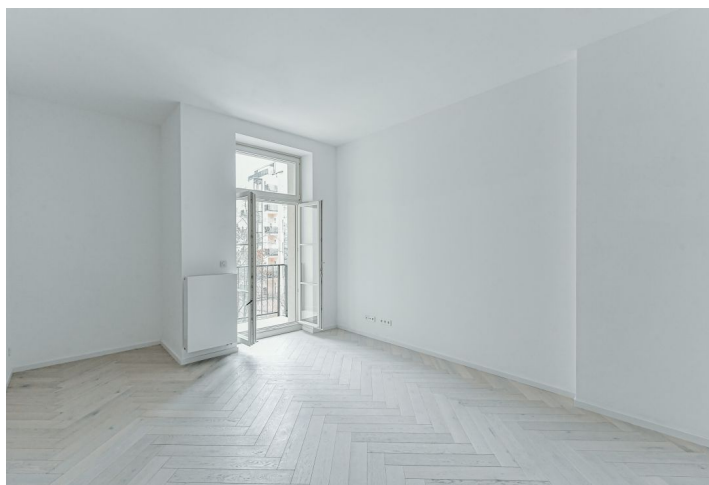




## Apartment One-bedroom (2+kk)

Sold

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





## Apartment One-bedroom (2+kk)

**Sold**63.5 m<sup>2</sup>, Praha 2, Vinohrady, Mánesova

Total area	66 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38150

We have the exclusive right to sell this apartment that is finished to a high standard with a balcony that fully faces a green courtyard. Located in 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 first floor consists of a living room with a preparation for an open plan kitchen and access to a balcony, a bedroom with a bathroom, a separate toilet, and a foyer.

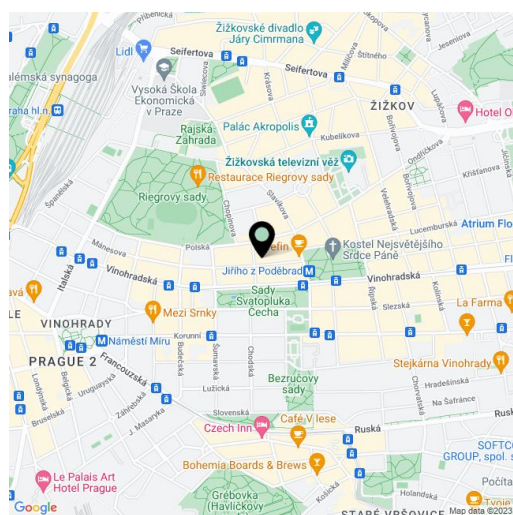
High-standard facilities include **Foglie D'oro parquet floors**, DelConca imitation **marble** tiles, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. **Cellar storage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

Mániésova 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 63.5 m<sup>2</sup>, balcony 2.20 m<sup>2</sup>, cellar 2.20 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.



# Apartment One-bedroom (2+kk)

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

Sold



Užitná plocha bytu	57,20m <sup>2</sup>
Plocha příček	6,30m <sup>2</sup>
Celková plocha bytu	63,50m <sup>2</sup>
Balkon	2,20m <sup>2</sup>
Plocha celkem	65,70m <sup>2</sup>



**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 x A4 11/2020  
ČÁST: MĚŘITVO  
STAVEBNÍ  
VÝKRES: ČÍSL. VÝKRESU  
BYT 205