



Apartment One-bedroom (2+kk)

Sold

65.5 m², Praha 2, Vinohrady, Mánesova





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Total area	68 m ²
Floor area*	66 m ²
Balcony	2 m ²
Parking	-
Cellar	-
PENB	G
Reference number	38151

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 in an attractive address in the city center, near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the second 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.

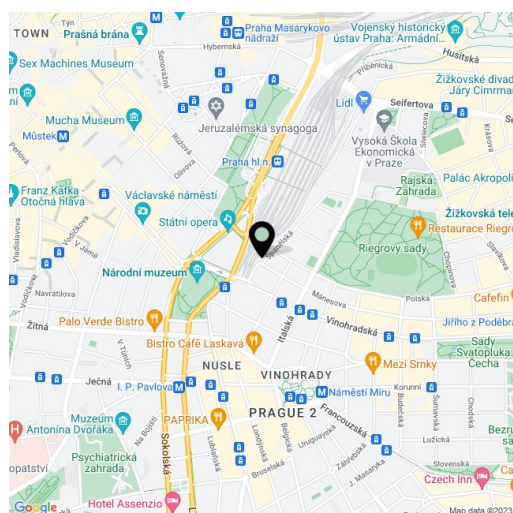
High-standard facilities include **Foglie D'oro parquet floors**, DelConca imitation **marble** tiles, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. **Cellar storage unit at 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 65.5 m², balcony 2 m², cellar 2 m²

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	59,70m ²
Plocha příček	5,00m ²
Celková plocha bytu	65,50m ²
Balkon	2,00m ²
Plocha celkem	67,50m ²



202.MNS
REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 X A4 11/2020
ČÁST: MĚŘENÍ
STAVEBNÍ
VÝKRES: ČÍSL. VÝKRESU
BYT 301