



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	73 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38152

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

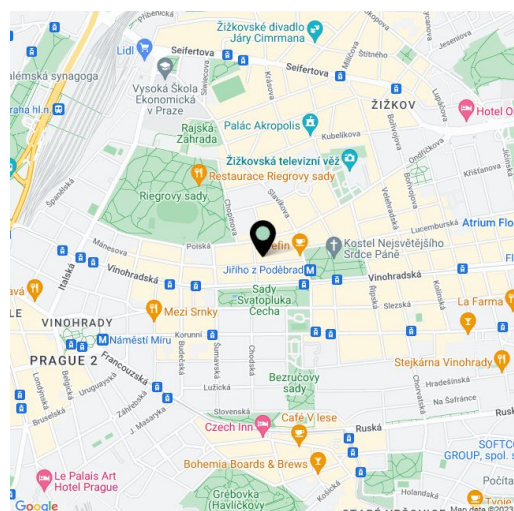
The area of the apartment on the 4th floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer.

**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 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 73 m<sup>2</sup>, cellar 2.1 m<sup>2</sup>.

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



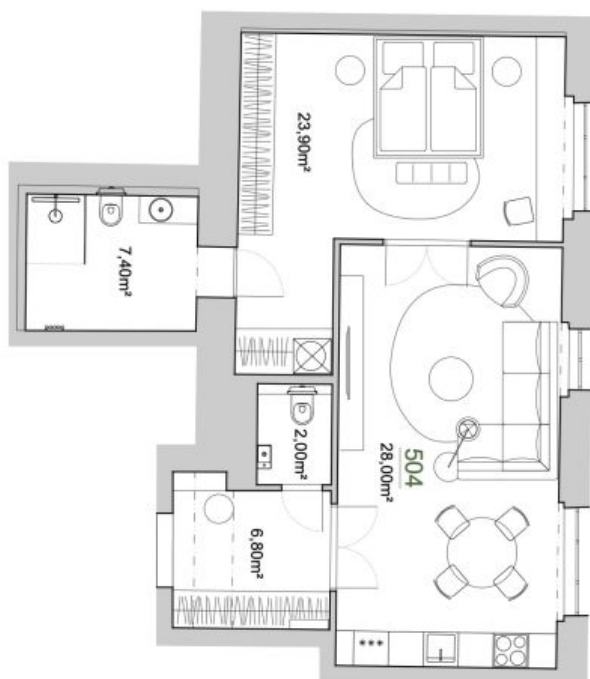
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Užitná plocha bytu	68,10m <sup>2</sup>
Plocha přiček	4,90m <sup>2</sup>
Celková plocha bytu	73,00m <sup>2</sup>
Balkon	--
Plocha celkem	73,00m <sup>2</sup>



**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU

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