



## Apartment Four-bedroom (5+1)

Ask for price

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





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Total area	193 m <sup>2</sup>
Floor area*	191 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	38261

This family apartment with a balcony offers unobstructed views of the Church of the Most Sacred Heart of Our Lord. With large rooms, high ceilings, and preserved original arts and crafts elements, the apartment is located on the 2nd floor of a classic corner building set in the attractive Vinohrady district, on the corner of Mánesova Street and Jiřího z Poděbrad Square. Cooperative ownership, possible transfer to private.

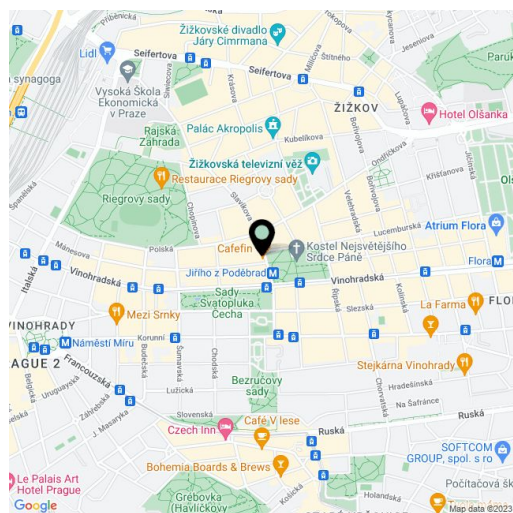
The corner apartment is currently divided into two units: 1-bedroom and 3-bedroom. The layout can be changed in various ways. The living area has an east-facing balcony overlooking Josip Plečnik's iconic church, 2 bedrooms (facing north and east), a separate kitchen, 2 bathrooms, a toilet, a utility room, a foyer, and a hallway. One of the bedrooms has built-in loft beds.

The apartment has been reconstructed, including new gas pipes and electrical wiring, ceilings and walls have been repaired, casement windows are new. The doors have original decorative glass panels and handles; refurbished parquet floors. The interior is equipped with functional original tiled and new fireplace stoves; heating is by a gas boiler. The kitchen is fitted with Siemens appliances. The unit comes with two large cellars (23.4 sq. m. in total). The building is nicely maintained; the elevator is being replaced and the common areas are being renovated.

The building is perfectly located right on Jiřího z Poděbrad Square surrounded by cafes, bakeries, and bistros. A kindergarten and elementary school are practically next door to the building, and within walking distance are shops, a post office, a pharmacy, and other services. Popular farmers' markets take place on the square. A metro station and tram stop are close to the building; the ride to the city center takes about 5 minutes. The proximity of parks makes the place even more pleasant; it is a short walk to Riegrovy or Mahlerovy parks and the Svatopluk Čech Garden.

Interior 191.4 m<sup>2</sup>, balcony 1.6 m<sup>2</sup>, cellar 23.4 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.

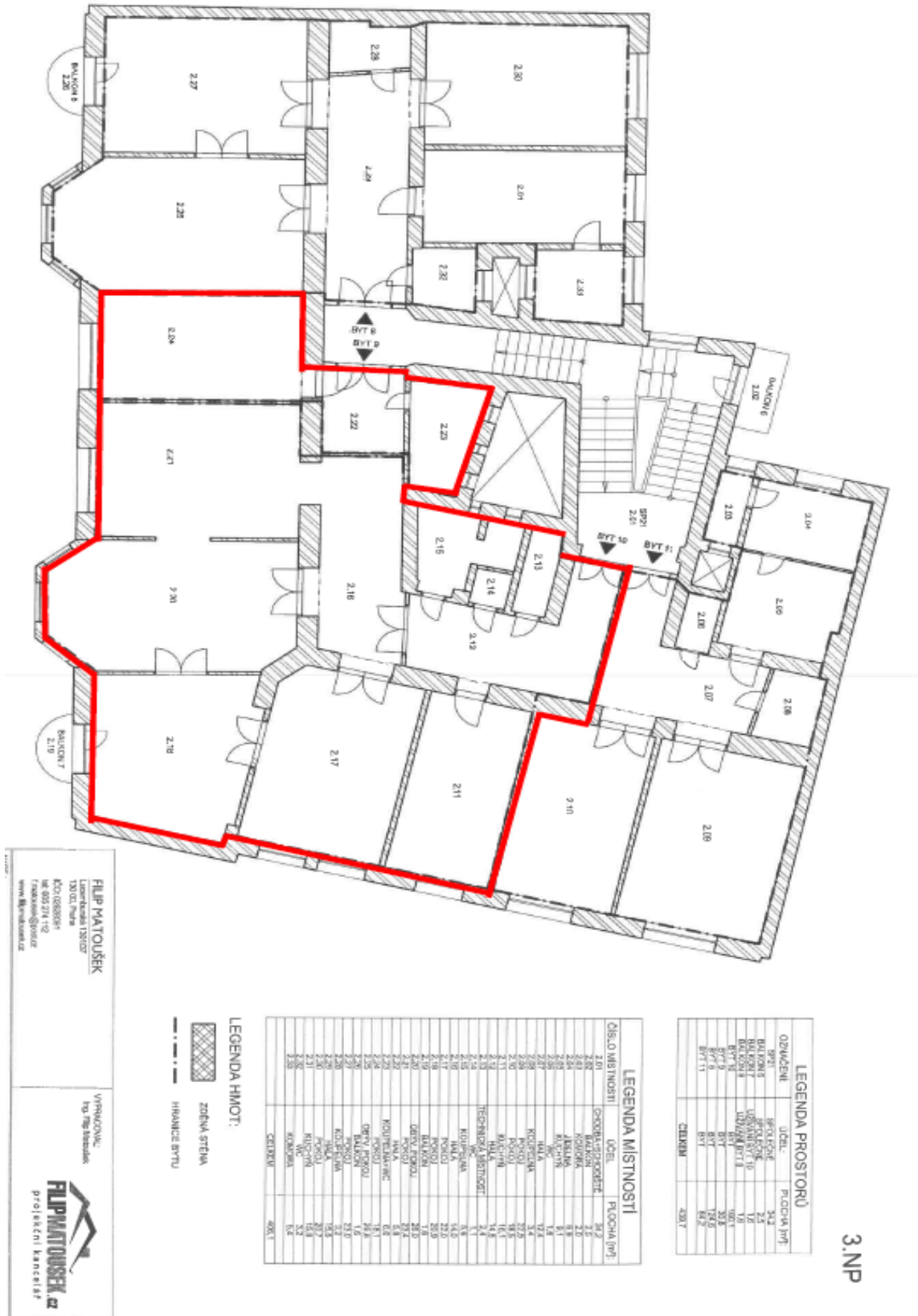




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3.NP

LEGENDA PROSTORŮ		
ODVĚCENÍ	ÚČEL	PLOCHA (m <sup>2</sup> )
BYT 1	BYT	324
BYT 2	BYT	172
BYT 3	BYT	172
BYT 4	BYT	172
BYT 5	BYT	172
BYT 6	BYT	172
BYT 7	BYT	172
BYT 8	BYT	172
BYT 9	BYT	172
BYT 10	BYT	172
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BYT 13	BYT	172
BYT 14	BYT	172
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BYT 99	BYT	172
BYT 100	BYT	172

LEGENDA MÍSTNOSTÍ		
ČÍSLO MÍSTNOSTI	ÚČEL	PLOCHA (m <sup>2</sup> )
2.01	BYT	324
2.02	BYT	172
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2.96	BYT	172
2.97	BYT	172
2.98	BYT	172
2.99	BYT	172
2.100	BYT	172

LEGENDA HMŮT:  
 zdivná stěna  
 hraniče bytu

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